



6 Pear Tree Close, Lightcliffe, HX3 8RY

Offers In The Region Of £475,000

- Stunning countryside & cricket field views from rear
- Peaceful setting in sought-after Lightcliffe village
- Four double bedrooms, including master suite
- Spacious lounge with French doors to garden
- Stylish dining kitchen with granite worktop
- Private garden, parking, access to Halifax & M62

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Elegant Stone-Built Detached Home on the Prestigious Pear Tree Close, Lightcliffe.

Located in the highly desirable village of Lightcliffe, this beautifully presented, stone-built detached residence offers spacious accommodation across three floors, boasting stylish upgrades, countryside views, and a tranquil setting overlooking a cricket ground.



Council Tax Band: F



GROUND FLOOR: Welcoming and Spacious

A private front garden with stone walling, iron railings, and a gated side entrance creates a charming first impression.

Step inside into a welcoming hallway with practical wood-effect LVT flooring.

To the right, a well-appointed dining kitchen enjoys views over the front aspect and features modern amenities including a gas hob with extractor, a double oven, granite worktops, and a range of fitted wall and base units. A black stone-tiled floor adds a sleek, contemporary finish. There's ample space for a large dining table, perfect for casual meals or entertaining.

To the rear, the expansive lounge, running the full width of the property is flooded with natural light thanks to large windows and French doors that open directly onto the garden. This impressive room enjoys uninterrupted views over the cricket pitch and surrounding countryside and offers flexible living space to accommodate both seating and dining arrangements.

A convenient guest WC completes the ground floor.

FIRST FLOOR: Well-Planned Bedrooms and Bathrooms

The first floor hosts three generous double bedrooms.

To the front, a double bedroom overlooks the courtyard and offers space for either freestanding or fitted wardrobes.

To the rear, a spacious double bedroom benefits from lovely views over the cricket field and features its own private en-suite shower room.

A third double bedroom also enjoys the same delightful views.

The family bathroom, with bath and overhead shower attachment, is bright and airy thanks to a side-aspect window.

SECOND FLOOR: A Private Master Suite Retreat

A private staircase leads to the top floor where you'll find a superb master suite. This light-filled room features windows nestled in the eaves, including an elegant arched window to the side. The en-suite bathroom is particularly generous, complete with a full-size bath, separate shower cubicle, and contemporary fittings throughout. There's also a walk-in storage area with further access to the eaves—ideal for seasonal storage or wardrobe expansion.

OUTDOOR SPACE AND PARKING

The rear garden is fully enclosed and includes a low maintenance, stone-flagged patio, perfect for alfresco dining while enjoying views across the cricket pitch and the rolling countryside beyond. There is scope for the new owners to create their own garden oasis whilst still framing the gorgeous outlook.

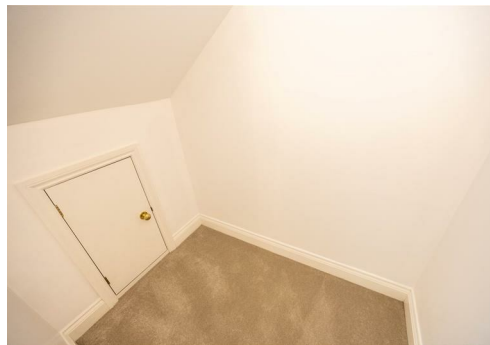
At the front, the neatly kept garden adds further curb appeal.

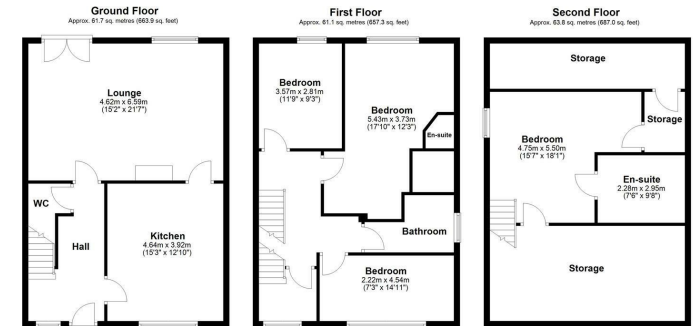
The property benefits from allocated parking for two vehicles.

LOCATION

Set within the prestigious Pear Tree Close, this home is ideally situated in the heart of Lightcliffe. The area is well-regarded for its community feel, reputable schools, easy access to Halifax, Brighouse, and the M62, as well as local parks, golf courses, and countryside walks.







Total area: approx. 186.6 sq. metres (2008.3 sq. feet)

