



9 The Sycamores, Wakefield Road, Lightcliffe, Halifax, HX3 8UH

Offers In The Region Of £575,000

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A modern and spacious family home featuring a bright lounge, office/study, W/C, and an impressive open-plan kitchen and living area with sky lanterns and bi-fold doors. The first floor offers a master bedroom with en-suite, three further double bedrooms, and a contemporary family bathroom.

Outside, the property benefits from a large rear garden with stone patio and scenic views of the adjoining horse field. A semi-detached garage with EV charging and driveway parking completes this attractive home.



Council Tax Band: E



Ground Floor

Entrance

A welcoming entrance hallway featuring stylish herringbone LVT flooring, providing access to the office/study, lounge, W/C and the open-plan kitchen/diner.

Office / Study

A well-presented, carpeted room offering ample space for a desk, chair and additional freestanding furniture. A bow window overlooks the front lawn, allowing natural light to enhance the workspace.

Lounge

A generously sized family lounge, fully carpeted and illuminated by a large bow window overlooking the front garden. The abundant natural light, combined with contemporary wainscot wall detailing, creates a bright and modern feel. The room offers ample space for various sofa arrangements, a media unit and additional freestanding furniture.

W/C

A modern three-piece suite comprising a floating wash-hand basin, radiator and toilet, with a glazed window providing ventilation and natural light.

Open-Plan Kitchen / Entertainment Room

Continuing the property’s modern aesthetic, this impressive open-plan space features herringbone LVT flooring throughout. Three remote-controlled sky lanterns and wide bi-folding doors allow an abundance of natural light to flood the room, while providing seamless access to the rear garden.

The contemporary kitchen offers light grey cabinetry paired with Quartz worktops and includes a range of high-quality integrated appliances: dishwasher, five-ring induction hob with Bosch extractor, Bosch double oven, Lamona wine cooler, and space for an American-style fridge freezer. A breakfast bar with seating and a trio of feature pendant lights add both practicality and style.

The adjoining living and dining area provides generous space for a large family sofa, media unit, wall-mounted TV and a family dining table. A sleek grey wall-mounted radiator adds warmth and a modern finish. Doors lead to the under-stair storage cupboard and the utility room.

Utility

A functional and well-designed space fitted with white cabinetry, a contrasting black laminate worktop, and an integrated sink with mixer tap. The wall-mounted boiler is neatly positioned, with additional space for a washer/dryer and further storage. A side door offers direct external access.

First Floor

A bright and spacious landing with double windows, giving access to the master bedroom, three further double bedrooms and the house bathroom.

Bedroom One

A comfortable, carpeted double bedroom featuring a wall-mounted radiator and ample space for freestanding furniture.

House Bathroom

A modern four-piece family bathroom completed with stylish grey finishes. The suite includes an integrated bath with overhead bar mixer shower, floating wash-hand basin and low-level flush toilet, creating a sleek and contemporary feel.

Master Bedroom

A generously proportioned, carpeted double bedroom with space for a king-size bed. Large windows overlook the front of the property, ensuring excellent natural light. Large fitted wardrobes for extra storage. A door leads to the en-suite.

En-Suite

A modern four-piece suite comprising a walk-in bar mixer shower cubicle, vanity unit with wash-hand basin, heated towel rail and low-level flush toilet.

Bedroom Three

A spacious, carpeted double bedroom with room for freestanding furniture. A large rear-facing window offers views over the garden and adjoining fields.

Bedroom Four

Another well-sized, carpeted double bedroom with space for freestanding furniture and a large window providing attractive views of the rear garden and fields.

Garden

A generous, family-sized rear garden featuring a stone patio area ideal for outdoor dining, relaxation, and entertaining. The garden benefits from excellent natural light throughout the day, making it a perfect space for both leisure and children’s play. To the side of the property lies an open horse field, providing beautiful, uninterrupted views and a peaceful rural backdrop.

Semi-Detached Garage

A well-proportioned garage offering space for one large vehicle, additional storage, and equipped with an electric vehicle charging point. The driveway in front of the garage provides parking for a second car, ensuring convenient and practical off-road parking.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





