

## Cecil Avenue

Lightcliffe, Halifax, HX3 8SN

**O.I.R.O £600,000**

Every once in a while a property stands out in the crowd! The location, potential, plot, size and style of this 1960s two double bedroom detached true bungalow can only be appreciated by personal inspection or excellent local knowledge. Ready for a programme of modernisation, improvement and potential enlargement this will be only the second time this property has come on the market. A short walk from the golf course the large level plot has a wooden workshop at the bottom of the garden and a huge amount of living space all of which enjoy lovely views to both front and rear. Briefly comprises dining hallway, family room/study, breakfast kitchen, larder, garden room, lounge, inner hallway, two double bedrooms, bathroom and separate WC. Off road parking, double garage and large gardens.

# Cecil Avenue

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- EXCEPTIONAL TWO BEDROOM DETACHED BUNGALOW
- BEAUTIFUL SOUGHT AFTER LOCATION A TWO MINUTE WALK FROM THE GOLF COURSE
- LARGE LEVEL PLOT OF ABOUT A THIRD OF AN ACRE
- TREMENDOUS SCOPE FOR IMPROVEMENT/DEVELOPMENT
- THREE/FOUR RECEPTION ROOMS
- LOWER GROUND DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING

## Entrance

## Dining Hallway

18'5" x 8'4" (5.61m x 2.54m)

## Breakfast Kitchen

18'6" x 7'10" (5.64m x 2.39m)

## Larder

6'0" x 5'4" (1.83m x 1.63m)

## Family Room/Study

16'10" x 11'0" (5.13m x 3.35m)

## Garden Room

18'11" x 12'5" (5.77m x 3.78m)

## Lounge

17'9" x 15'11" (5.41m x 4.85m)

## Inner Hallway

## Master Bedroom

13'11" x 10'11" (4.24m x 3.33m)

## Bedroom 2

12'11" x 10'0" (3.94m x 3.05m)

## Bathroom

10'2" x 7'9" (3.10m x 2.36m)

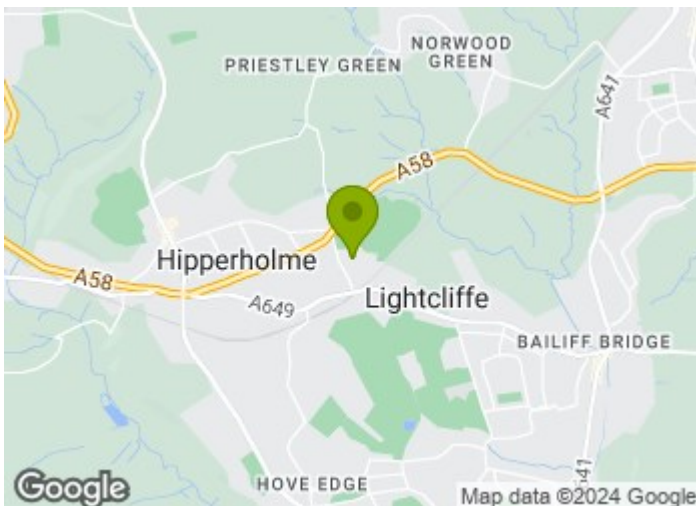
## Separate WC

5'1" x 2'8" (1.55m x 0.81m)

## Garage and Parking

19'8" x 17'2" (5.99m x 5.23m)

## Garden

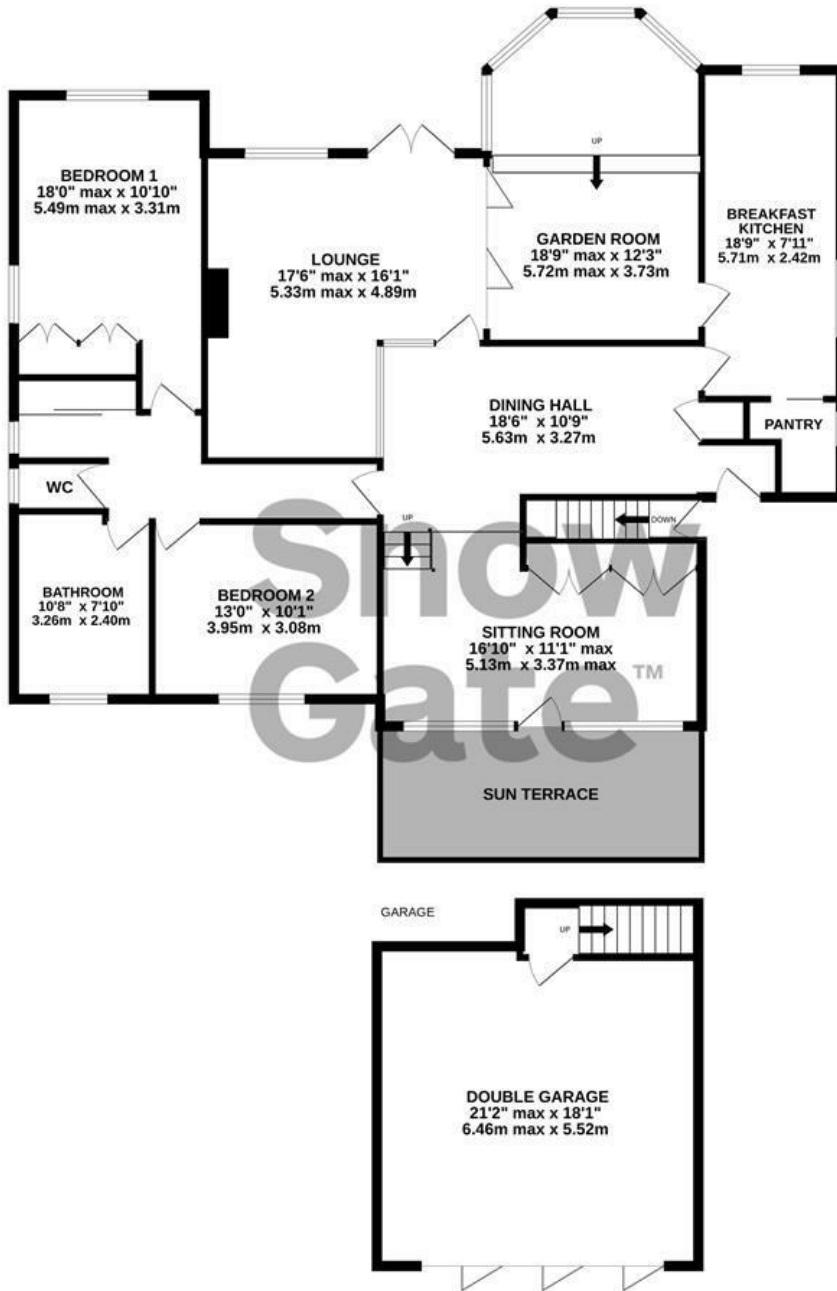


## Directions

Heading from Hipperholme along Leeds Road turn right onto Knowle Top Road by Lightcliffe Golf Club. Take the first left onto Cecil Avenue where the property can be found on the right hand side towards the head of the cul-de-sac.



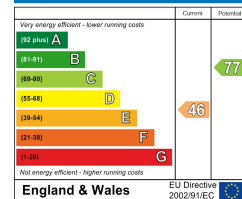
# Floor Plan



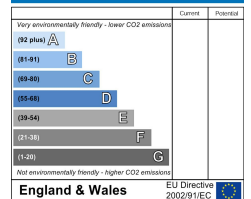
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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