



**15-17 Priestley Green, Lightcliffe, Halifax, West Yorkshire, HX3 8RQ**  
**Asking Price £425,000**

HAMILTON BOWER are pleased to offer FOR SALE this GRADE II LISTED FOUR BEDROOM CHARACTER PROPERTY dating back to 1630 with no onward sale chain located in Lightcliffe, Brighouse - HX3. With generous gardens, a popular rural location, potential to use an annexe and no onward sale chain, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; dual-entrance, three reception rooms, two kitchens (one with dining space), four double bedrooms (potential for fifth), bathroom, shower room, wc and multiple storage closets. Externally the property has two gated entrances with paths leading to front access points, generous south-facing gardens with lawned and patio areas, mature flowerbeds and hedging offering great privacy and finally a garden shed and greenhouse.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

## GROUND FLOOR

### Kitchen/Dining Room



Good-sized kitchen/dining room with access via entrance vestibule and second front access point.

Offering a good range of matching units with complementary worktops and ample space for a dining area as seen.

Appliances include - range cooker with overhead extractor (chimney breast), double sink with drainer and mixer tap.

With tiled splashbacks and beamed mantle, also space and plumbing for a dishwasher/washing machine.

The kitchen has a short staircase leading to the dining room.

### Entrance Vestibule



Second entrance vestibule, leading through to the kitchen/dining room.

With timber stable door and storage cupboard.

### Lounge



Generous lounge with stone mullion windows which offer a view to the garden.

The lounge centres around an impressive exposed stone fireplace with cast iron gas stove set on a stone hearth with copper hood.

With overhead exposed beams and ample room for a large suite.

### Dining Room



Located up a short set of stairs from the kitchen is the properties dining room.

Open to the eaves with exposed wooden beams and a stained glass mullion window as seen.

Offering space for a large table with chairs and with access to a storage closet.

### Sitting Room



Sitting room to the centre of the property with mullioned windows offering a view to the garden.

Previously used as a sitting/dining room for annexe use, an option to be explored if preferable to a buyer.

The room centres around an exposed brick fireplace with a solid fuel-burning grate with tiled/beamed hearth.

With exposed ceiling beams, concealed speakers, storage closet and access through to second kitchen/utility room.

### Kitchenette/Utility Room



Second kitchen/utility room for the property, offering potential to be used as part of the annexe.

With a good range of matching units, complementary worktops and a pantry store.

Offering a sink with drainer and mixer tap, with plumbing/electric for further appliances.

### Bedroom



Ground floor double bedroom with mullioned windows to the front garden.

The room would serve as the bedroom for the annexe if preferable to a buyer.

Offering generous space for a large bed, side tables and wardrobes.

## Shower Room



Ground floor shower room sitting alongside the ground floor bedroom. With a matching white three-piece suite - corner shower, wash basin, wc and tiled walls.

## Entrance Vestibule



The main entrance to the property, accessed via a solid timber door. With window to the side incorporating a window seat, timber glazed doors to the entrance hall.

## Entrance Hall

Entrance hall with access to the lounge and reception room via original oak doors. With a shoe/coat store and staircase to first floor.

## FIRST FLOOR

### Master Bedroom



Generous master bedroom with a great view to the front garden via mullioned windows. With exposed overhead beams, fitted wardrobes, wash basin and space for a large bed with side tables.

### Bedroom

Second first floor bedroom, a further double with a view to the garden via mullioned windows.

With overhead beams, storage cupboard and ample space for a large bed with wardrobes.

## Bedroom



Third first floor double bedroom, with overhead beams and a ceiling window. Offering space for a double bed with wardrobes.

## Bathroom



House bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin. The bathroom has tiled flooring and splashbacks, with exposed beams overhead.

## WC

WC with wash basin sitting alongside the master and smallest of the first floor bedrooms.


## EXTERNAL



## Garden



The property has two entrances, both of which have an entrance vestibule, with a gated garden path leading to each. Benefitting from generous south-facing gardens to the front of the property with border hedging allowing for great privacy. The garden incorporates lawned and patio areas, mature flowerbeds, garden shed, greenhouse and pond. There is potential to add parking for the property by removing the shed area and opening it to the road.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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