



## Westleigh Upper Sutherland Road, Lightcliffe, Halifax, West Yorkshire, HX3 8NT Offers Over £410,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD SALE CHAIN this VICTORIAN FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Lightcliffe with local schools, amenities and transport links close by. Set over three floors with four generous bedrooms, offering off-street parking for two cars, scope to modernise, and within close proximity to a range of popular local schools, we expect this property to be popular with families looking for a property in the area. Internally comprising; entrance porch, entrance hall, lounge, dining room, dining kitchen, cellar, four double bedrooms across the top two floors, a bathroom on each of the top two floors, loft. Externally the property has a driveway to the front leading to a single garage, gardens to the front side and rear, and finally a further detached single garage. The property has gas central heating, double glazing throughout, and is being offered with no onward sale chain.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Entrance Porch



Entrance porch to the front of the property with access leading through to the entrance hall.

### Lounge



Spacious lounge to the front of the property with a view to the garden via the bay window. Centred around an open fireplace with ample room for a large suite as seen.

### Dining Kitchen



Dining kitchen to the rear of the property with access to the garden and cellar. The kitchen is fitted with a good range of matching units with complementary worktops. Appliances include - oven/grill, gas hob, washing machine, dryer, sink with drainer. The kitchen is open plan and offers space for a dining/breakfast table which seats four.

### Dining Room



Dining room to the rear of the property with a view to the garden. With space for a large table with chairs and offering alcove shelving/units.

### Cellar

7'0" x 10'8" (2.15m x 3.27m)



Good-sized cellar with power supply and offering good storage space for this family home. The cellar also features a coal bunker stocked with a good supply for the lounge fire.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom with a view to the front elevation. The primary has a storage closet, space for a large bed with side tables and wardrobes.



## Bedroom



Second double bedroom, with a view to the rear elevation. Offering a storage closet and space for a large bed with side tables and wardrobes.

## Bedroom



Fourth double bedroom available in the property, with a view to the rear garden. Offering a storage closet, and space for a large bed with side tables and wardrobes.

## Bathroom



House bathroom to the middle floor with an airing cupboard. Fitted with a two-piece suite as seen - bath, wash basin and towel rail.

## Bathroom



Second floor bathroom with matching three-piece suite as seen - corner shower, wc, wash basin and towel rail.

## WC

Separate WC to the first floor with frosted glass window and wash basin.

## SECOND FLOOR

### Bedroom



Second floor double bedroom with a view to the front of the property. Offering a storage closet with space for a large bed with side tables and wardrobes.

## EXTERNAL



## Garage

The property benefits from two garages, one to the end of the garden (single), and an attached single garage sitting to the side of the property.

Fitted with an electric supply, up-and-over door and offering ideal storage space or extra parking for the property.



## Rear Garden



Generous rear garden with side access leading round from the front of the property.

Offering great privacy and an ideal space for this family home.

With a central lawn, patio area leading from the house, and surrounding hedging/fencing.

## Detached Garage



Single garage to the end of the garden offering ideal storage space.

## Front Garden



The property has gardens to three sides, with a lawn and shrubs area to both the front and side as seen.

