



Sunnyleigh, St. Giles Road, Lightcliffe, Halifax, Yorkshire, HX3 8BG
Offers Over £450,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented, double-fronted EXTENDED FOUR BEDROOM DETACHED FAMILY HOME with off-street parking located in the much sought after location of Lightcliffe, Halifax - HX3. With a generous primary bedroom with en-suite, an extended open-plan dining kitchen and finally off-street parking for multiple cars, we expect this property to be popular with family buyers seeking a home in the area. The property offers spacious rooms and high ceilings throughout, and has been maintained to a high contemporary finish throughout. Internally comprising; grand entrance, lounge, reception room, dining kitchen, utility room, wc, three first floor bedrooms including primary with en-suite, house bathroom and finally a lower ground floor double bedroom. Externally the property has a gated driveway to the side which can accommodate multiple cars, a large side garden complete with patio area and lawn, and finally a gated front garden. The property benefits from gas central heating and double glazing throughout, and the current owners have added new loft insulation and under-floor insulation.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Entrance Hall



Grand entrance hallway with wood flooring throughout, high ceilings and a spindle staircase with stair runner.

Dining Kitchen



The hub of this family home, extended dining kitchen to the rear of the property with accompanying utility room and access to the garden.

Natural stone tiled throughout with wet underfloor heating, skylight windows allowing for good natural light, and generous space for a good-sized dining table with chairs.

The kitchen is fitted with a side island and a wide range of matching blue shaker style units with complementary quartz worktops and tiled splashbacks.

Appliances include - inset range cooker with overhead extractor, dishwasher, split Belfast sink with mixer tap, space and power for an American-style fridge-freezer

Lounge



Generous lounge with access from the entrance hall offering good natural light via the front aspect double window and fitted custom shutters.

Offering high-ceilings with central cornice and centred around a marble hearth gas fireplace with space for a large suite as seen.

Dining/Reception Room



Second reception room, to the front of the property with custom fitted shutters and dual-aspect allowing for good natural lighting.

With hard-wood flooring and ideal space for a dining room or children's play room as currently used.

WC



Ground floor WC off the entrance hall with tiled flooring, wc and wash basin.

Utility Room



Utility room to the rear/side of the property with open entrance from the kitchen and access to the garden.

Recently fitted by the current owners with a range of fitted units/cupboards allowing for a coat/shoe store and the boiler unit.

FIRST FLOOR



Landing with a large window offering a flood of natural light.

Primary Bedroom



Generous primary bedroom with feature fireplace and accompanying en-suite shower room. Offering space for a large bed with side tables and wardrobes.

En-Suite



Primary en-suite shower room with electric underfloor heating, added recently by the current owners. With tiled walls and flooring, and a contemporary three-piece suite - walk-in shower, wc and wash basin.

Bedroom



Second bedroom, a further large double bedroom with a view to the front elevation.

With high-ceiling, wall-panelling and fitted cupboards to two sides.

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

Bedroom



Third bedroom, a single room with a view to the side of the property.

Ideal for a home office or child's bedroom with single bed and wardrobes.

Bathroom



Stunning bathroom to the rear of the first floor sitting alongside the single bedroom.

Recently improved by the current owner with period four-piece suite as seen - electric underfloor heating, walk in shower, tub bath, wc, wash basin and heated towel rail.

The bathroom has tiled flooring, wall-panelling, design mural wallpaper and industrial lighting,

LOWER GROUND

15'1" x 13'9" (4.6 x 4.2)



A further double bedroom, to the lower ground floor with access

via the kitchen.
With window to the side aspect, spot lights and central heating radiator.
Offering space for a double bed, wardrobes and side tables.

EXTERNAL



External to the side consisting of driveway, patio area and garden.
Fitted with a double electrical socket and outdoor tap.

Driveway



Gated driveway to the front/side of the property offering parking for at least three cars.
The drive has the side access point to the property leading into the utility room and dining kitchen.

Patio



The garden is split into two levels, a patio area with pergola which leads down onto the astroturf lawn and planting area.
The patio has been recently improved by the current owners, and offers a generous but private space for outdoor seating and bbq area.

Garden



Garden to the lower tier of the garden, with a central astroturf lawn leading onto a planting area to the lower end.
The garden is an ideal sun-trap and offers good outdoor space for this family home.

