



6 Asquith Mews, Lightcliffe, Halifax, West Yorkshire, HX3 8FN
Offers Over £340,000

Beautifully presented THREE BEDROOM DETACHED located on a highly popular development in Lightcliffe, Halifax. This splendid property has been EXTENDED to create a wonderful family kitchen diner with fabulous bi-fold doors which open to the rear garden. An attractive block paved drive provides ample off road parking.

EPC RATING - C

COUNCIL TAX BAND - D

6 Asquith Mews is a splendid three bedroom detached property located on an attractive development in Lightcliffe. The residence benefits from a fantastic extension to the rear which has created a fabulous kitchen/dining/family space and is the hub of this family home. The property is well presented with neutral decor and high quality fixtures and fittings throughout. Externally there is block paved drive to the front and a paved low maintenance rear garden. The property is well positioned for access to local schools, amenities and nearby Town Centres along with convenient road links to the M62 motorway network.

GROUND FLOOR

ENTRANCE

Entrance vestibule with a central heating radiator and doors leading to the lounge and family room.

LOUNGE

Main reception space with luxury vinyl tile flooring a central heating radiator and double glazed window. There is feature wood panelling to one wall, stairs to the first floor and double doors to the dining kitchen.

WC

Located next to the stairs and located on the ground floor with a low flush W.c and hand wash basin on a vanity unit.

DINING KITCHEN

A magnificent open plan space which includes the extension with two large Velux windows and bi-fold doors allowing the room to flood with natural light. There is ample room for kitchen, dining and sitting areas and the bi-fold doors open to the high end patio which provides the most splendid entertaining space. The kitchen is fitted with a range of gloss wall and base units to two sides with good quality work surfaces over. Integrated appliances include an electric oven, four ring gas hob with extractor over, a microwave, dishwasher and washing machine and there is room for an American style fridge freezer. The room is finished with a central heating radiator and luxury vinyl tile flooring.

FAMILY ROOM/SNUG

Formerly the garage, this room has been converted to further living space with a double glazed window, central heating radiator and feature wood panelling to the walls.

FIRST FLOOR

LANDING

Spacious landing with a double glazed window and useful storage cupboard.

BEDROOM

Double bedroom to the front elevation with two double glazed windows a central heating radiator and fitted wardrobes.

EN-SUITE

Stylish en-suite comprising of a shower set within a glass screened cubicle, a low flush W.c and hand wash basin. Vinyl flooring, double glazed window and a central heating radiator.

BEDROOM

To the rear elevation with a double glazed window and central heating radiator.

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To the rear elevation with a double glazed window and central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush W.c, hand wash basin and a bath in white. Double glazed window, LVT flooring and a heated towel rail.

EXTERNAL

To the front of the property a block paved drive providing parking for two cars and to the rear a landscaped patio garden with fitted lighting.

