



238 Wakefield Road, Lightcliffe

Halifax

£360,000



*** VIRTUAL TOUR *** Stunning FIVE BEDROOM SEMI-DETACHED house in Bailiff Bridge with IMPRESSIVE EXTENTION. Ideal family home with spacious interior, STUDY, EN-SUITE MASTER BEDROOM and ample parking. Well-maintained outdoor spaces perfect for relaxation and entertaining.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Hallway

The hallway gives access to the lounge, dining kitchen, study and first floor landing.

Lounge

14' 1" x 10' 4" (4.29m x 3.14m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The multi fuel burning fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.



RIGHT



Dining kitchen

24' 2" x 11' 8" (7.37m x 3.56m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of Quartz workspace available. You will also find a convenient 1 bowl sink unit with a drainer, an electric hob, an electric cooker, as well as the added comfort of gas central heating. Meanwhile the dining area is adorned with elegant French doors that open up to provide access to the rear garden. Additionally, this space is equipped with the convenience of gas central heating and the added comfort of double glazing.

Office

7' 7" x 7' 1" (2.32m x 2.15m)

The study is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

Landing

The landing offers access to the four bedrooms and family bathroom.

Master bedroom

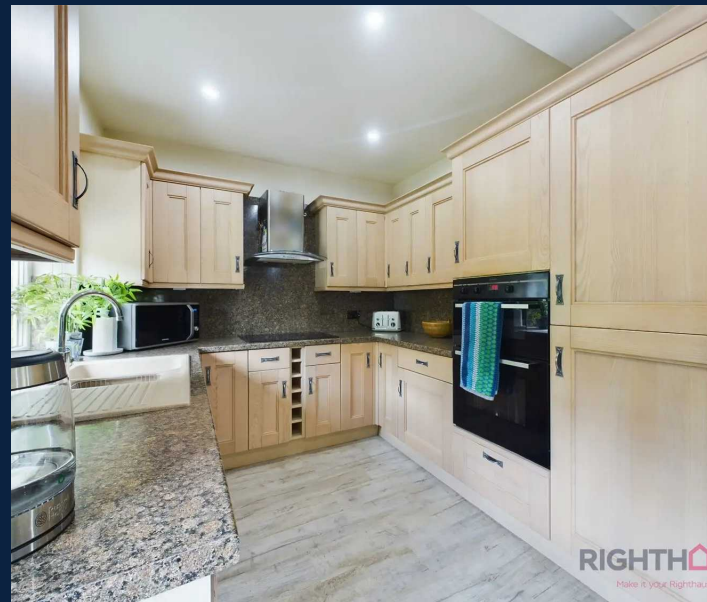
13' 7" x 9' 7" (4.15m x 2.92m)

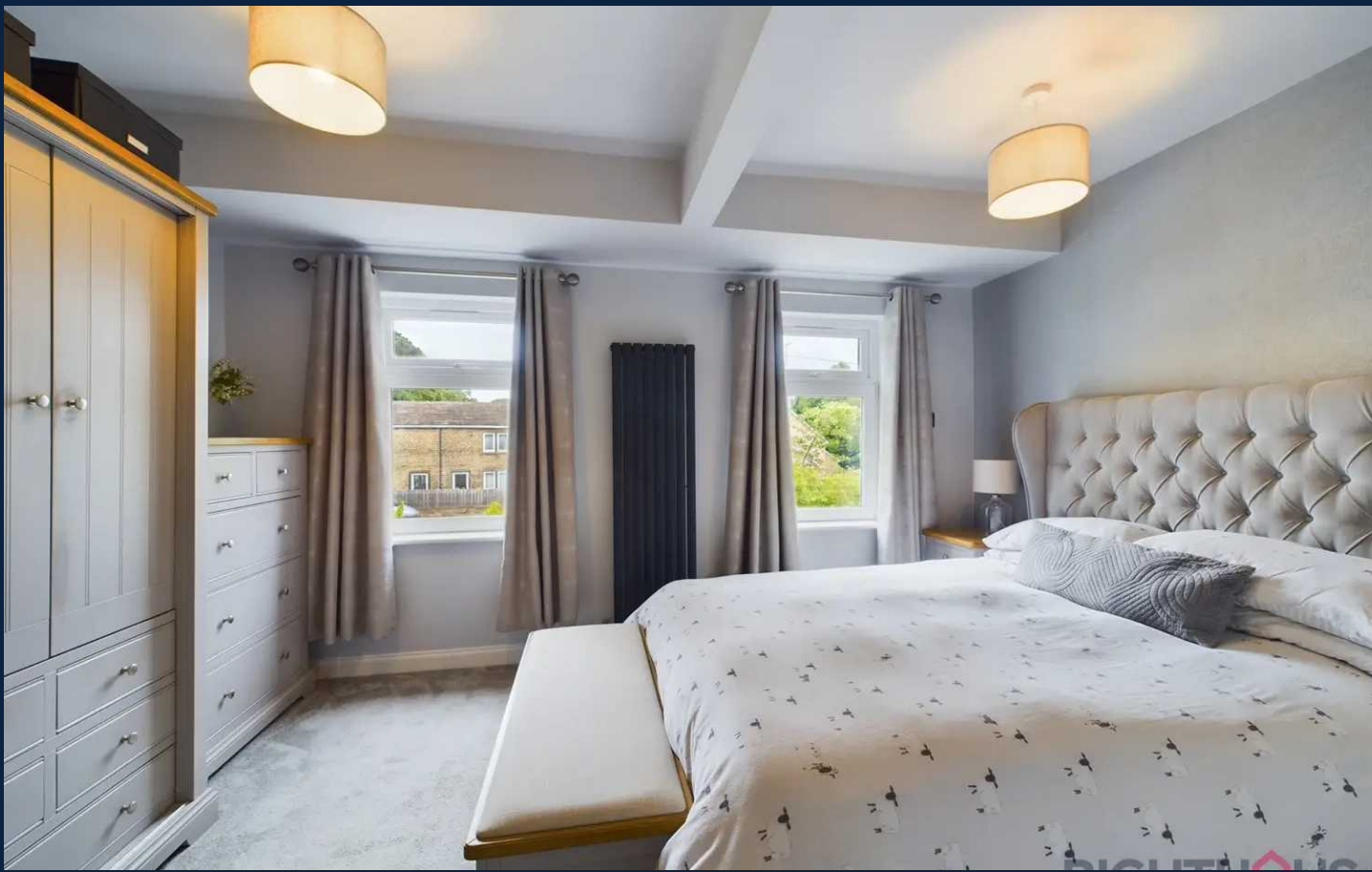
The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

En Suite

7' 9" x 3' 10" (2.35m x 1.18m)

The ensuite bathroom is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shower cubicle perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.





Bedroom 2

11' 8" x 10' 0" (3.56m x 3.04m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

Bedroom 3

12' 0" x 10' 1" (3.67m x 3.08m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 4

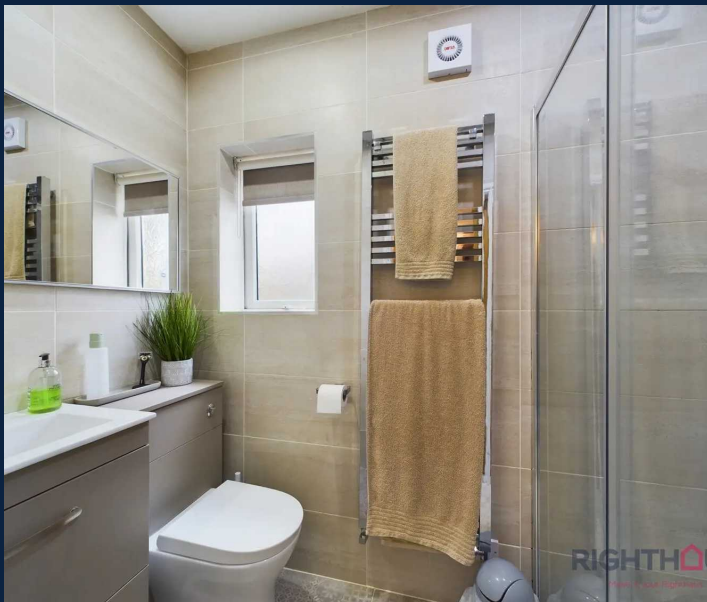
8' 2" x 7' 2" (2.48m x 2.19m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bathroom

7' 10" x 6' 2" (2.38m x 1.89m)

The family bathroom is partially tiled and features a 4-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a spacious corner shower cubicle. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



Bedroom 5

5' 3" x 4' 9" (1.61m x 1.45m)

This attic bedroom boasts a tasteful, neutral decoration that is perfectly complemented by the convenience of gas central heating and a double glazed Velux window.

Utility room

9' 3" x 7' 0" (2.81m x 2.13m)

The utility room is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient Belfast sink unit, perfect for your washing needs. The room is already plumbed for an automatic washing machine and a condensing dryer, making laundry a breeze. Furthermore, the utility room features gas central heating and double glazing, ensuring a comfortable and energy-efficient environment.

W.c.

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin. Additionally, it benefits from gas central heating and double glazing. **Front Garden**

Front Garden

The front of the property has a generous driveway and mature border planting areas, as well as being surrounded by mature topiary.

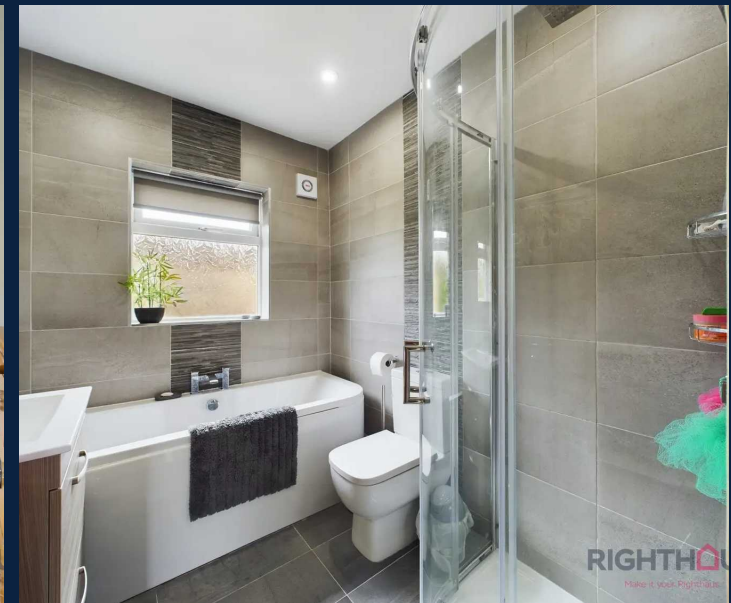
Rear Garden

The rear garden is paved creating a south facing patio, which is perfect for all those relaxing evenings and family barbecues.

DRIVEWAY

3 Parking Spaces

The driveway is blocked paved and gives space for parking several cars off road.

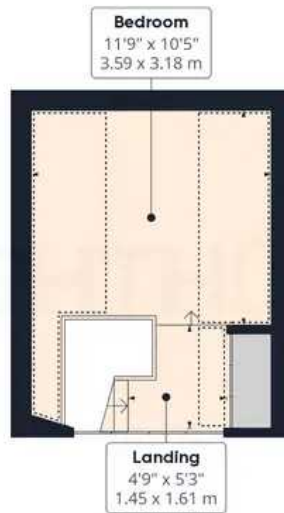




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1325.1 ft²


123.11 m²

Reduced headroom

269.73 ft²

25.06 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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