



Wakefield Road | Lightcliffe | Halifax | HX3 8TP

Asking price £135,000



SHERIDAN  
BAILEY  
PROPERTY

Wakefield Road | Lightcliffe  
Halifax | HX3 8TP  
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Newly renovated and stylishly restored one bedroom property in Lightcliffe. This property has been unrecognisably transformed into a contemporary stylish home, perfect for first time buyers. Fantastic attention to detail throughout with original features restored. This property is going to provide the new owner a fabulous home  
Internally, the property briefly comprises: an open plan kitchen living room, converted cellar with utility, wine store and storage room, large double bedroom and a house bathroom.

- Newly renovated and restored!
- A must view property!
- Renovated cellar with utility and storeroom
- Contemporary bathroom
- Beautiful styled throughout with original features.
- Open living accommodation
- Large double bedroom
- Perfect for first time buyers

**Entrance Hall**

Front door leading to staircase to first floor landing and ground floor accommodation





## Open Plan Kitchen / Living

14'6 x 12'7 (4.42m x 3.84m)

Beautifully styled open plan kitchen/living space. A light and airy room benefitting from large window in kitchen area. Parquet style wooden floor throughout. The kitchen comprises a stylish breakfast bar with room for 2 bar stools, a range of matching beige/coffee wall and base units with white worktops, 4 burner gas hob and integral electric oven. 1.5 sink and drainer with chrome mixer tap over. Plenty of cupboard/ cabinet space and a brand new boiler. Subtle inset lighting across kitchen area. To the lounge area, eyes are drawn to the stone feature fireplace with multi fuel log burner, the real focal point of the room. Room for sofa and occasional living room furniture, inset spots.

## Cellar

8'8 x 6'10 (2.64m x 2.08m)

Door off living area and carpeted stairs leads to converted cellar area where you will find utility area with plumbing for washing machine and storage. Feature handmade wine store. A further store room off

## Staircase from hall to first floor landing

## Bedroom 1

11'9 x 13'0 (3.58m x 3.96m)

Generously sized double room benefitting from an abundance of natural light from large window to front elevation. Restored and stripped back wooden flooring and restored black iron fire surround with contemporary ceramic tiling. Plenty of room for bedroom furniture range.

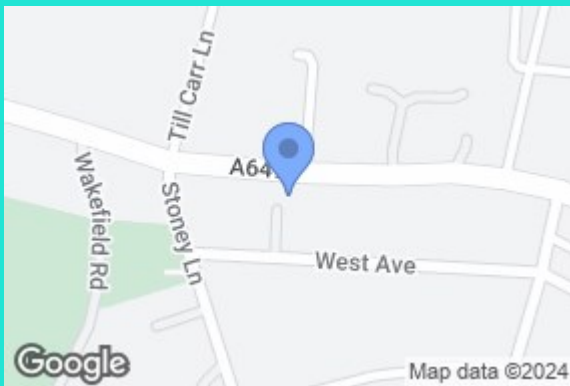
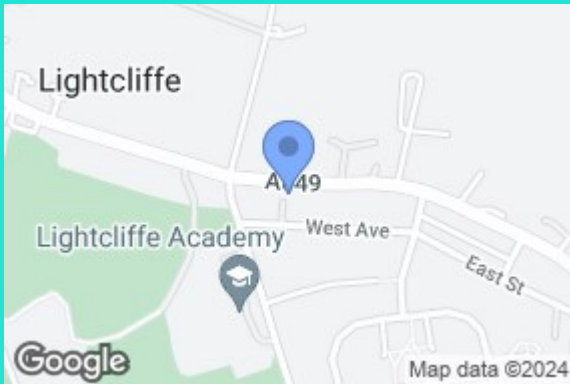
## Bathroom

Contemporary fully tiled bathroom with hi gloss tiled flooring. The bathroom comprises, corner shower unit with rainfall shower, modern wash handbasin with vanity cupboard under, WC, painted Victorian styled radiator and frosted window to front elevation

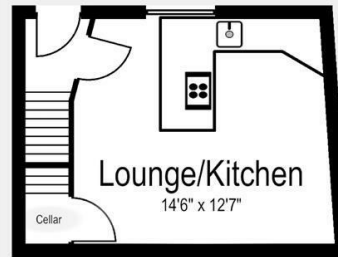
## External Areas

The front of the property has been restored. Log store.

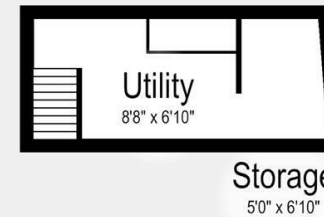




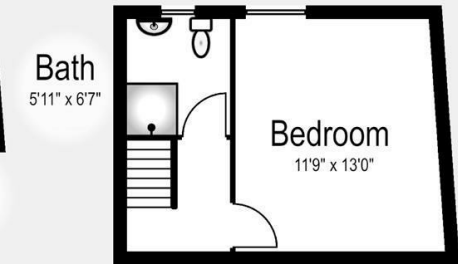
Front Ground



Lower Ground



1st Floor



**HX3 8TP**  
Internal - 542ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(11-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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