

Charnock Bates 



• The Beeches • Leeds Road

Halifax

We are delighted to offer for sale The Beeches, which sits on the edge of The Stray park in what is, undoubtedly, one of the most favoured residential positions in Lightcliffe. Set back from Leeds Road, the property stands in a private established plot and offers a very generous sized family home.

Step inside and you will appreciate that the accommodation is presented to a particularly high standard with quality fixtures and fittings throughout, all of which are complemented by well-proportioned rooms.

Together with the property is an adjoining one bedroomed annexe, which would be ideal for a dependent relative or could possibly be let out to create an income.

The location not only offers enviable residential surroundings but is close to schools, local amenities in Hipperholme and has easy access to Halifax, Brighouse and J26 of the M62.

Location

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General Information

Main house:

Access is gained through a composite contemporary external door into the large, tiled entrance area with a feature oak and glass balustrade to the staircase. Benefitting from an alarm system, walk-in cupboard and

cloakroom with a low flush w/c and a wash-hand basin to a vanity-unit.

Leading off the hallway is the dining kitchen. This stunning room is superbly fitted with an inset sink unit and a range of modern grey-gloss fronted base, drawer and wall units, together with worktops and glass splashbacks. There is a central island which includes a breakfast-bar and a range of integrated appliances to including a five-ring electric hob with extractor chimney, two electric ovens, microwave, warming drawer, dishwasher and fridge freezer. A picture window overlooks The Stray park and there are French doors leading to a timber decking area.

From the dining kitchen are timber and glazed double doors to the lounge. A spacious room boasting a contemporary recently fitted electric fire and fireplace and enjoying pleasant views over The Stray Park. Leading off the lounge is a conservatory, finished with laminate flooring, and with French doors leading to and overlooking the enclosed gardens.

Moving back through the hallway, a study offers a range of storage cupboards and a rear external access door and a utility room has an inset stainless-steel sink and range of cream fronted base and wall units and worktops with splashbacks, with an integrated washing machine and housing the Ideal gas central heating boiler.

A door from the utility room leads through to two garages, the first a double with remote controlled up-and-over door, light, power and the second with remote controlled up-and-over door, light, power and housing the gas central heating boiler for the annexe.

Rising to the first floor, the principal bedroom has corner windows overlooking The Stray park. There is wall-wiring for a television and a walk-in wardrobe with hanging rails and shelving, and a Velux skylight allowing for natural light. An en-suite boasts a three-piece suite comprising a w/c, twin wash-hand basins and a large walk-in shower cubicle with Rainforest shower head.



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