

## 18 Park Close

Lightcliffe, Halifax, HX3 8SQ

**Offers Around £230,000 Freehold**







A fantastic opportunity has arisen to purchase this three bedroom, semi-detached home on a quiet residential cul-de-sac in Lightcliffe. This is an ideal home for a young family with gas central heating, double glazing, two reception rooms, driveway, garage with workshop and a S-SE facing rear garden, an early viewing is advised to avoid disappointment.

#### Location

Park Close is a quiet cul-de-sac set just off the A629 / Wakefield Road, ideally located in the popular area of Lightcliffe which is convenient for access to Halifax, Brighouse, Huddersfield and the M62 motorway network. Lightcliffe boasts a range of local amenities including highly regarded schools.

#### Accommodation

A uPVC door accesses the front entrance hall with an open staircase to the first floor. Continuing into a spacious through lounge with an electric fire with timber surround, and ample space for a dining area to the rear. Sliding uPVC doors give access into the good sized conservatory with an external door out the garden. Completing the downstairs accommodation, the galley kitchen boasts a good range of base, wall and drawer units with tiled splashbacks and contrasting worktops which incorporate a 1 and ½ bowl sink with drainer and mixer tap over and a four ring gas hob with extractor above. Integrated appliances include: double electric oven, fridge, freezer, dishwasher. There is plumbing for a washing machine and a useful understairs storage area.

On the first floor, the landing benefits from a window to the side elevation and a useful fitted cupboard over the bulkhead of the stairs. The principal bedroom enjoys fitted wardrobes with sliding mirrored doors, a second good sized double bedroom at the rear, and a third, single, bedroom set to the front. The house bathroom has tiled walls and a three piece suite comprising of WC, wash hand basin with mixer tap and bath with mixer tap and shower over.

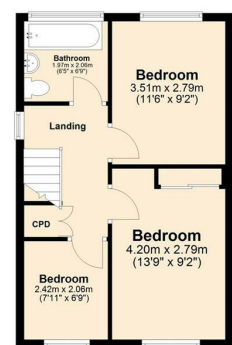
Externally, the front garden is lawned with pleasant borders of mature plants and shrubs. A private driveway provides off-road parking and leads to the detached garage with up and over door, and an attached workshop with power and light. There is a low maintenance, paved rear garden with fenced boundaries.



Ground Floor



First Floor



Council tax band: C  
EPC rating: C  
Ground rent: N/A  
Service charge: N/A

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