



9 Rycroft Close, Lightcliffe, Halifax, HX3 8TF

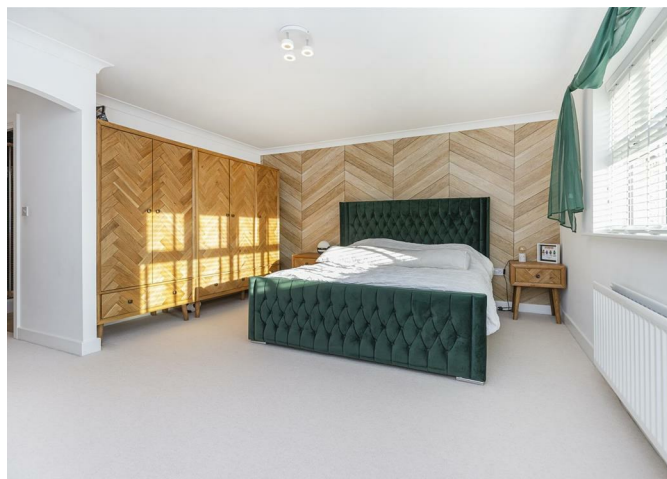
£625,000

**bramleys**



Tucked away towards the head of an exclusive gated development is this modern 5 bedroomed, detached property. The property offers immaculately presented accommodation throughout with high quality fixtures and fittings and enjoys spectacular far reaching views to the rear. Offering spacious family accommodation comprising 3 ground floor reception rooms, cloakroom WC and well proportioned family dining kitchen with separate utility room. The first floor comprises 5 bedrooms with the master bedroom having its own dressing area and ensuite and there is a further ensuite shower room to the second bedroom plus a further house bathroom. Externally, a double width driveway leads to an integral double garage together with lawned gardens to the front and rear. The property would make an ideal purchase for the young and growing family being ideally placed for well regarded local schooling and local amenities within nearby Hipperholme as well as being convenient for access to the M62 motorway network.

Energy Rating: TBA









## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Hall

Where there is an integral garage door, a central heating radiator and useful under stair storage.

### Cloakroom WC

Part tiled to the walls and furnished with a 2 piece white suite comprising low flush WC and wall mounted wash hand basin. There is also a central heating radiator and extractor.

### Dining Room / Sitting Room

11'8" max x 10'4" max (3.56m max x 3.15m max)

There is ceiling coving, a central heating radiator and a uPVC window to the front elevation.

### Lounge

18'5" x 13'5" (5.61m x 4.09m )

A good sized family lounge fitted with ceiling coving, 2 central heating radiators, a fireplace and a set of uPVC French doors opening out onto the rear garden.

### Study

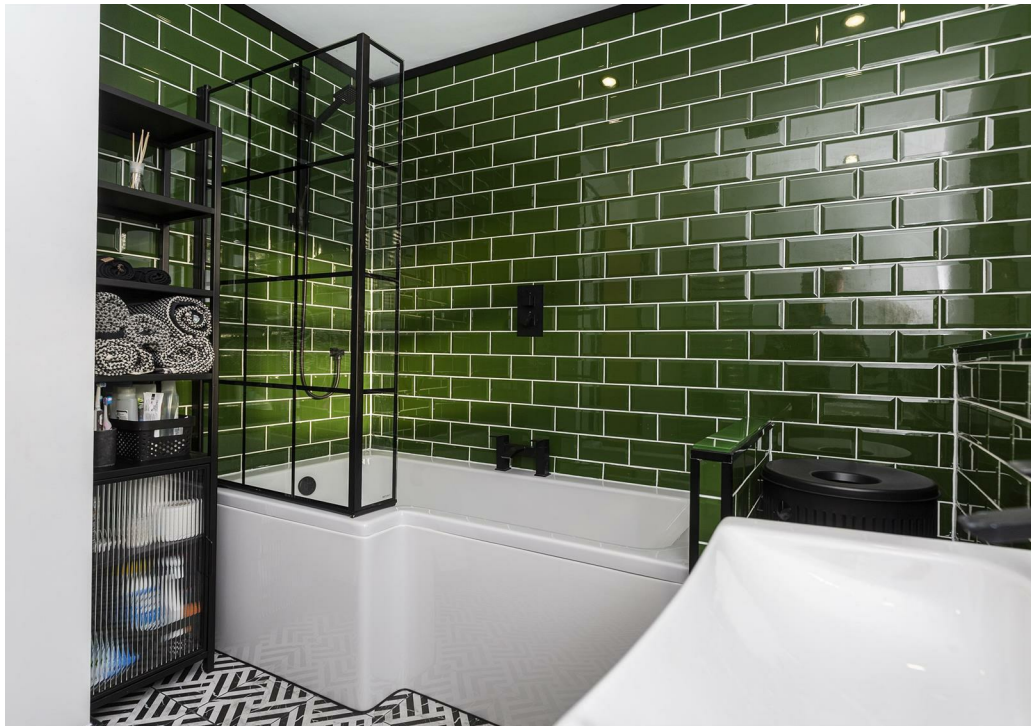
8'7" x 8'6" (2.62m x 2.59m)

There is a central heating radiator and a uPVC window to the side elevation.

### Dining Kitchen

20'2" x 13'10" (6.15m x 4.22m)

A fantastic spacious family dining kitchen comprising a range of matching wall and base units with granite working surfaces and an inset 1.5 bowl sink with side drainer and mixer tap. Integral appliances include a 5 ring gas hob with fitted extractor canopy and built-in oven, a combination microwave, fridge freezer and dishwasher. There is also a uPVC window to the rear, inset ceiling spotlights, central heating radiator and a full height bay window accompanied by a set of French doors opening out onto the rear garden.







### Utility Room

7'8" x 6'8" (2.34m x 2.03m)

Fitted with matching wall and base units with working surface and inset stainless steel sink with side drainer and mixer tap. There is space and plumbing for a washing machine and tumble dryer, a central heating radiator, tiled flooring and an external door to the side elevation.

### Double Garage

16'10" x 16'6" (5.13m x 5.03m)

There is the central heating boiler, a side access door and 2 up and over garage doors.

### FIRST FLOOR:

#### Landing

There is a central heating radiator and loft access point.

#### Master Bedroom

16'7" x 14'3" max (5.05m x 4.34m max)

A generously proportioned double bedroom positioned to the front of the property and fitted with 2 uPVC windows and a central heating radiator.

#### Dressing Area

7'3" x 5'3" (2.21m x 1.60m)

Fitted with full height mirrored sliding door wardrobes and a door leading to the adjoining ensuite bathroom.

#### Ensuite

Fully tiled to the walls and furnished with a 4 piece white suite comprising low flush WC, wall mounted wash hand basin, shower cubicle with thermostatic shower and panelled bath with shower attachment. There is also a chrome ladder style heated towel rail, inset ceiling spotlights and uPVC window.



### Bedroom 2

13'4" x 10'2" (4.06m x 3.10m)

Another good sized double bedroom fitted with a central heating radiator and uPVC window enjoying far reaching views to the rear.

#### Ensuite

Part tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, wall mounted wash hand basin and large shower enclosure with thermostatic shower. There are also inset ceiling spotlights, a chrome ladder style heated towel rail and uPVC window.

### Bedroom 3

15'2" max x 8'5" (4.62m max x 2.57m)

Another good sized double bedroom positioned to the front of the property and having a central heating radiator and uPVC window.

### Bedroom 4

12'3" x 10'0" (3.73m x 3.05m)

There are built-in wardrobes with sliding doors, a central heating radiator and a uPVC window overlooking fields to the rear.

### Bedroom 5

10'0" x 7'10" (3.05m x 2.39m)

Positioned to the rear of the property and having a uPVC window and a central heating radiator.

#### Bathroom

Part tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, wall mounted wash hand basin and L-shaped panelled bath with thermostatic shower over. There is also a chrome ladder style heated towel rail, inset ceiling spotlights and uPVC window.





#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band F

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### OUTSIDE:

To the front, there is a double width driveway leading to the integral double garage. To the rear, there is an enclosed paved and lawned garden.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Halifax via Burdock Way (A58) and continue along Godley Road all the way to the traffic lights at Stump Cross. Bear right onto Leeds Road and continue to the traffic lights at Hipperholme. After passing through Hipperholme traffic lights, bear right onto Wakefield Road (A649) and continue for approximately half a mile. Shortly after passing the Sun Inn public house, the gated development of Ryecroft Close can be found on the left hand side and the subject property can be found towards the head of the cul de sac on the left.









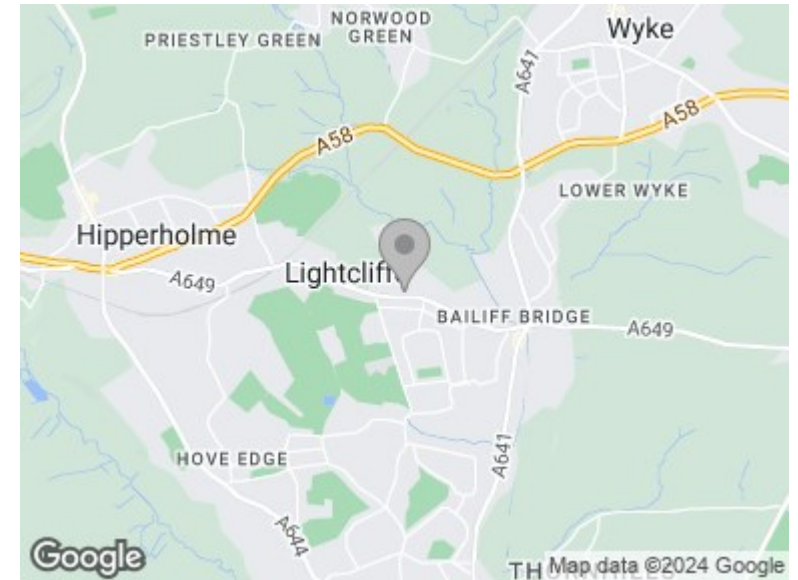


Approximate total area<sup>®</sup>  
 2216.8 ft<sup>2</sup>  
 205.95 m<sup>2</sup>

Excluding balconies and terraces

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



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

