



156 Wakefield Road, Lightcliffe, Halifax, HX3 8TP  
Offers Over £370,000

**bramleys**



This substantial period end terraced property offers spacious 4 bedroom accommodation and is extremely well presented throughout. Situated in this sought after location with views across Lightcliffe Park, the property is ideally placed for access to local amenities including schooling and access to both Halifax town centre and the M62 motorway network.

Retaining a wealth of period features, this property would make an ideal purchase for the family buyer and has accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, lower ground floor cellar with utility and WC, first floor landing, 3 bedrooms, bathroom, second floor landing and bedroom.

Externally the property enjoys pleasant enclosed gardens to the front, together with a spacious parking area to the back, with secure alarmed outbuilding which has electricity supply and provides storage.

An early viewing is essential to appreciate the size and quality of accommodation on offer.

Energy Rating: TBA

Viewing by appointment only.









## GROUND FLOOR:

Enter the property via a timber external door with decorative stained glass inserts, into the hallway.

### Entrance Hall

This grand entrance hallway showcases a range of period features including deep covings and picture rail, a spindle rail staircase with wood panelling beneath and exposed timber flooring. There is a central heating radiator and a staircase descends to the lower ground floor.

### Lounge

17'3" x 13'6" (5.26m x 4.11m)

This spacious lounge features a large uPVC bay window which looks out on to the garden. There is also a period fireplace, ceiling coving, picture rail decor and a central heating radiator.

### Dining Room

16'0" x 13'4" max (4.88m x 4.06m max)

Another good sized reception room, which has ceiling coving, picture rail decor and dado rail. The focal point of the room is a feature fireplace with tiled insert and built-in storage cupboards to the alcove. There is exposed timber flooring, a central heating radiator and uPVC double glazed window. A feature breakfast bar has an opening into the kitchen.

### Kitchen

12'5" x 7'4" (3.78m x 2.24m)

The kitchen is fitted with a modern range of high gloss wall and base units with laminate work surfaces and inset 1.5 bowl sink with side drainer and mixer tap. There is also a Quooker hot water tap, space for a range style cooker, fitted extractor canopy and integrated appliances include a full height fridge and full size dishwasher. There is an opening into the dining area which features a bespoke unit with a solid wood worktop and providing an open plan feel, plus there is a central heating radiator, tile effect flooring, under cupboard lighting and a uPVC window with door leading to the rear lobby.

### Rear Lobby

With external door leading to the parking area.

## LOWER GROUND FLOOR:

### Utility/Storage

26'2" max x 6'8" max (7.98m max x 2.03m max)

On entering the room there is a built-in boot and coat storage bench unit and a central heating radiator, which in turn leads through to a utility area which is fitted with a wall and base unit, work surface, stainless steel sink with side drainer and mixer tap, plumbing for a washing machine, space for further appliances, with a further central heating radiator to this area, a door leads to the separate WC.

### Separate WC

Furnished with a 2 piece white suite comprising of a low flush WC and compact wash hand basin which is set to a vanity storage unit. This room also houses the central heating boiler.

## FIRST FLOOR:

### Landing

With a central heating radiator and ceiling coving. A door gives access to the second floor staircase.

### Master Bedroom

16'9" x 13'10" (5.11m x 4.22m)

With a feature, decorative cast iron fireplace. There is also ceiling coving, picture rail decor, central heating radiator and large uPVC bay window.

### Bedroom 2

16'3" x 13'6" (4.95m x 4.11m)

Another well proportioned double bedroom, fitted with a decorative cast iron fireplace, central heating radiator, ceiling coving and uPVC window.

### Bedroom 3

8'9" x 6'5" (2.67m x 1.96m)

This room is currently presented as a dressing room but would make an ideal third bedroom, with a central heating radiator, ceiling coving and uPVC window.



## Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash hand basin and panelled bath with thermostatic mixer shower over and shower attachment to the mixer tap on the bath. There are built-in storage cupboards, a central heating radiator, uPVC window and fully tiled walls.

## SECOND FLOOR:

### Landing

With a Velux window and a range of built-in storage cupboards which provide storage under the eaves.

### Bedroom 4

17'10" max x 16'9" max (5.44m max x 5.11m max)

This unique and spacious bedroom has a Velux window with exposed beams, wood effect laminate flooring and a central heating radiator.

Please note, there are some areas of restricted head height.

## OUTSIDE:

The property enjoys a pleasant enclosed garden which is predominantly laid to lawn with further patio seating area. A block paved pathway leads down the side of the property which opens to a spacious tarmac parking area which is enclosed and has a stone outbuilding which provides storage, as well as 2 sets of double timber gates.

## 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 Halifax Road (A58) and proceed all the way to the main set of traffic lights in Hipperholme. Continue straight through these lights, turning immediately right into Wakefield Road. Proceed along this road for approximately 1 mile where the property will be found on the right hand side, immediately after the junction with Stoney Lane.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

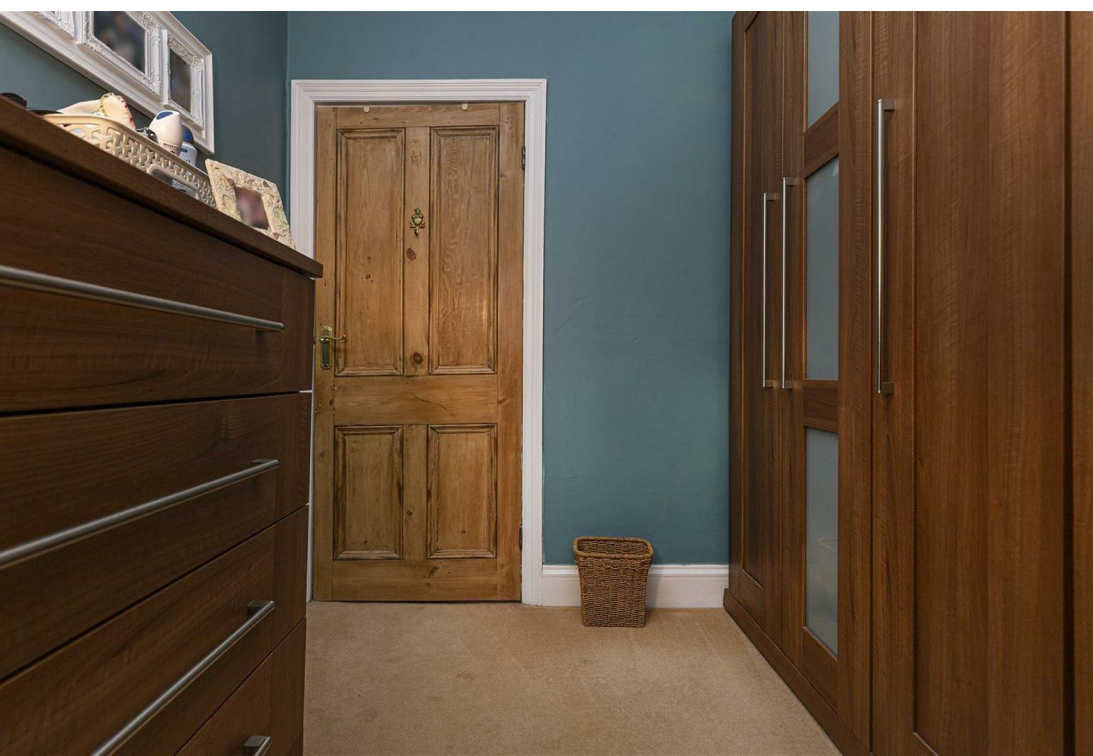
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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















**Approximate total area<sup>®</sup>**

1759.73 ft<sup>2</sup>  
163.48 m<sup>2</sup>

**Reduced headroom**

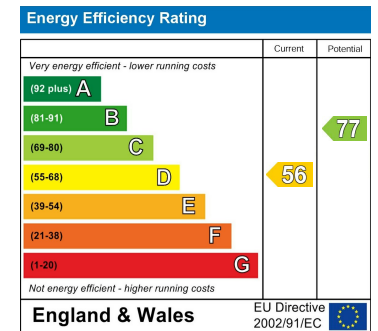
104.98 ft<sup>2</sup>  
9.75 m<sup>2</sup>

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



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

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