

Peter David

Properties Ltd

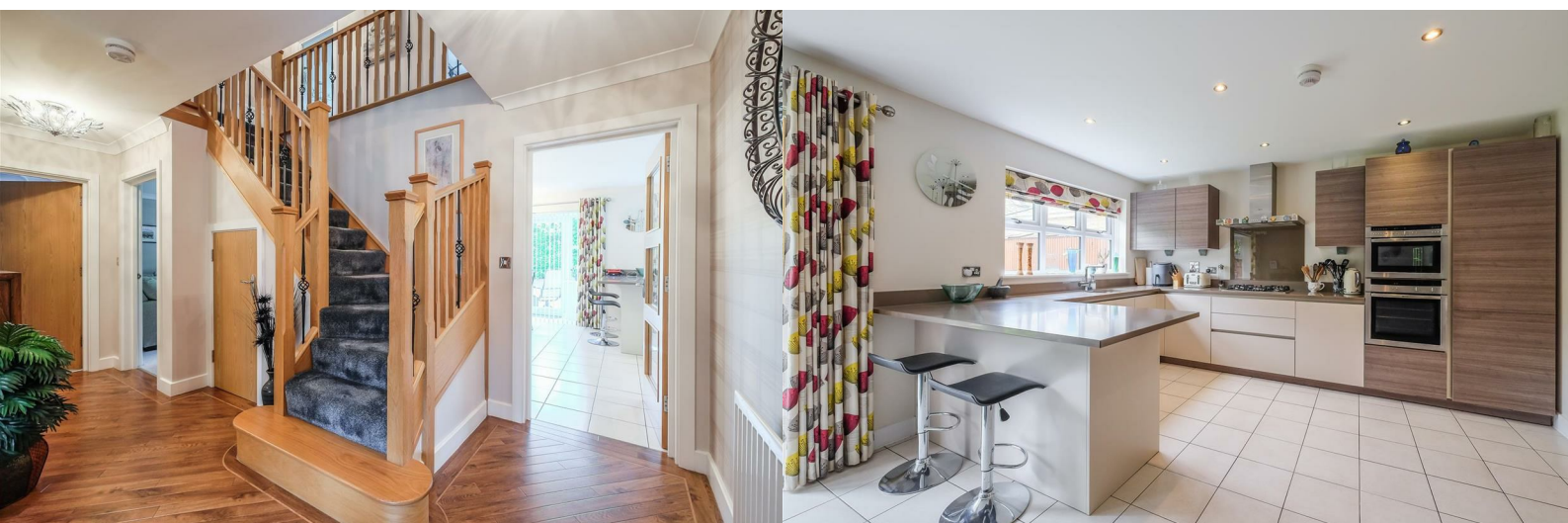
Residential Sales and Lettings



5 Ryecroft Close

Halifax, HX3 8TF

£675,000



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Lightcliffe, Halifax, HX3 8TF

£675,000



With PRIVATE GATED ACCESS, this SUBSTANTIAL DETACHED PROPERTY is offered for sale with NO UPWARD CHAIN, in the SOUGHT AFTER LOCATION of Lightcliffe, just minutes from the amenities of Hipperholme and close to Brighouse town centre. The property is close to the M62 network, perfect for those commuting and offers FLEXIBLE LIVING ACCOMMODATION that is DECORATED TO A HIGH STANDARD throughout. The property has a DOUBLE DRIVEWAY and an INTEGRAL DOUBLE GARAGE. Internally comprising: an entrance hallway with access to the garage, a ground floor WC, a large open plan kitchen diner with an adjacent utility room, a dining room, a living room and a study. To the first floor there is five double bedrooms, two of which benefit from en-suites and a bathroom. Benefiting from a large part-boarded LOFT, ideal for storage. The property has EASY-TO-MAINTAIN GARDENS to the front and rear. Given its DESIRABLE LOCATION close to sought after schools, the property is likely to be popular - books yours today!

Entrance Hallway

A commanding entrance hallway with engineered oak flooring a staircase to the first floor accommodation. Providing access to the integral double garage and all ground floor accommodation.

Kitchen Diner

A large open plan kitchen diner with a glass-panelled door from the entrance hall, tiled flooring, neutral gloss wall and base units and quartz work surfaces. The kitchen features integral appliances, many of which are 'Neff', including: a fridge freezer, a double oven and microwave, a dishwasher, a 5-ring hob and overhead extractor fan. There are spotlights over the main kitchen area, windows to the rear garden and patio doors providing direct access to the rear. The kitchen diner is adjacent to the utility room.

Utility Room

Offering an extension of the kitchen this useful utility room has wall units with laminate work surfaces, space for free-standing appliances (washing machine and dryer included in sale) and an external door to the side of the property.

Dining Room

A good sized reception room with a window to the front aspect.

Living Room

This spacious living room offers plenty of natural light with patio doors to the rear garden.

Study

A third reception room on the ground floor, currently used as a study but which could also be used as a playroom or snug. Window to the side aspect.

Ground Floor WC

A part-tiled WC with a hand basin and oak flooring extending from the entrance hall.

Landing

A galleried landing with an oak banister, a loft hatch providing access to the part-boarded large loft and a large airing cupboard housing the water tank.

Bedroom One

This luxurious main bedroom has a dressing space and fitted wardrobes to two walls, which benefit from sliding mirrored doors. There is ample space for fitted bedroom furniture, windows to the front and side elevation and access to the en-suite.

En-suite

A fully tiled en-suite with a four piece suite, comprising: a WC, a hand basin a bath and a shower. Window to the side aspect and wall-mounted towel rail.

Bedroom Two

A large double bedroom with windows to the rear elevation, overlooking the garden.

En-suite

A second en-suite with part-tiled walls and tiled flooring. Three piece suite, comprising: a WC, a hand basin and a large shower cubicle. There is a wall-mounted chrome towel rail and a spotlight ceiling.

Bedroom Three

A double bedroom with a window to the rear elevation.

Bedroom Four

A double bedroom, currently used as a home gym, with a window to the rear elevation.

Bedroom Five

A fifth double bedroom with a window to the front elevation (currently used as a snug).

Bathroom

The house bathroom has a spotlight ceiling and part-tiled walls. Benefiting from a four piece suite, comprising: a bath with a hand-held shower, a shower cubicle, a hand basin and a WC. Chrome towel rail and window to the side elevation.

External

The property is located on a quiet, gated cul-de-sac and benefits from a large driveway providing off-road parking. There is a double garage and a lawn to the front, with border hedges. To the rear of the property there is a well-maintained garden, featuring a patio and a lawn.

Please note

The property is a freehold property but there is a yearly charge for the maintenance of the communal areas.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 8TF

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



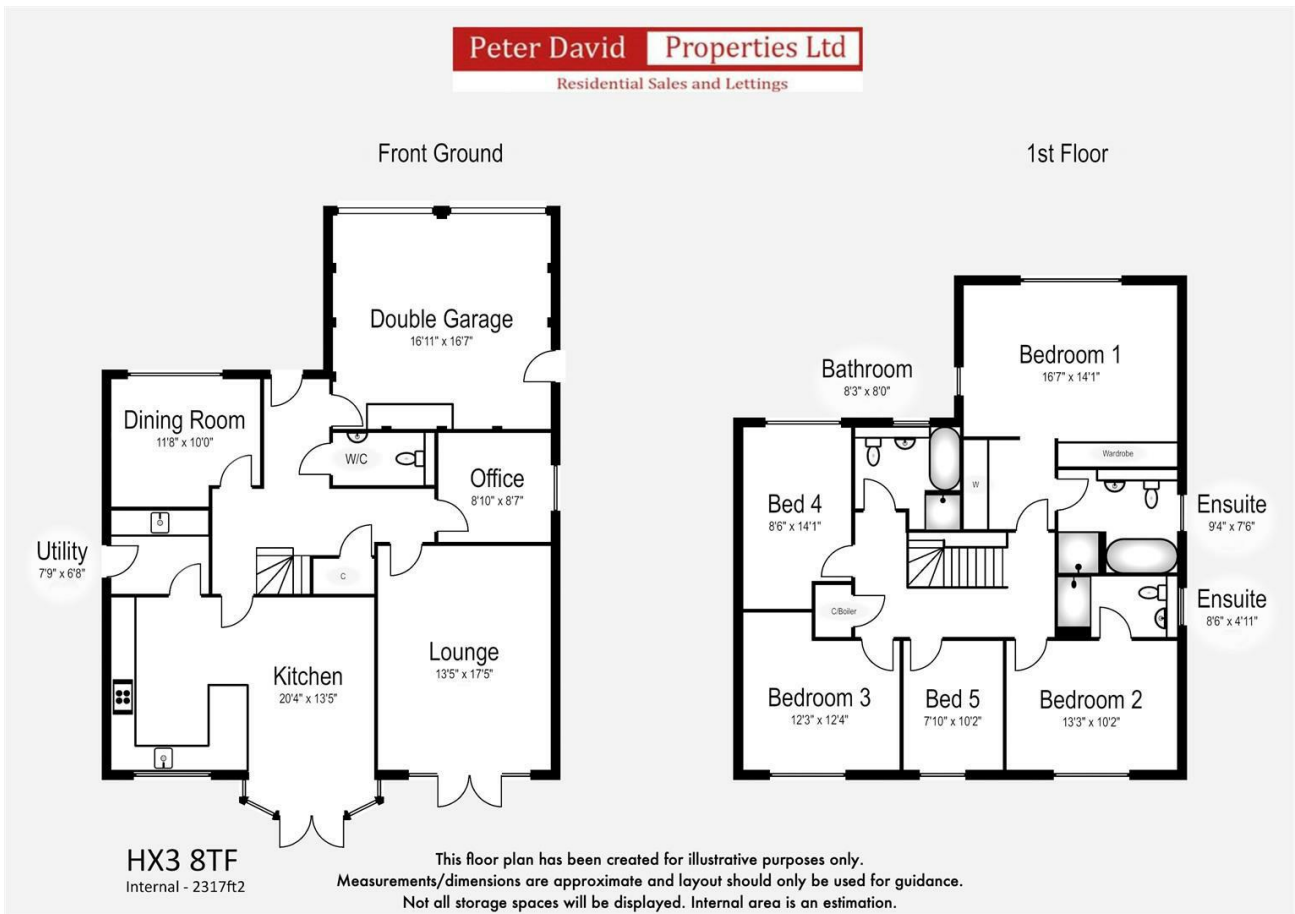
Hybrid Map



Terrain Map



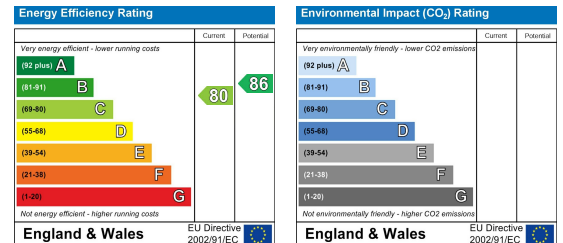
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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