

Peter David

Properties Ltd

Residential Sales and Lettings



## 222 Smith House Lane

Halifax, HX3 8UP

£500,000





# 222 Smith House Lane

Lightcliffe, Halifax, HX3 8UP

£500,000



Welcome to this stunning property located on Smith House Lane in Lightcliffe! This impressive house boasts not only a prime location but also an abundance of space and comfort.

As you step inside, you are greeted by two spacious reception rooms that offer the perfect setting for entertaining guests or simply relaxing with your family. With six generously sized bedrooms, there is no shortage of space for everyone to enjoy their own private sanctuary.

The three bathrooms and cloakroom ensure that there will be no queues in the morning rush, providing convenience and luxury for all residents. Additionally, the detached double garage, long driveway, and gardens to the front and rear offer ample parking space and outdoor areas to enjoy the fresh air.

Situated in a popular residential location and close to local schools, this property is ideal for families looking for a convenient and comfortable place to call home. Don't miss out on the opportunity to make this fantastic house your own!

## Entrance Hallway

External composite door leading into the entrance hallway which benefits from under stair storage and provides access to the ground floor living accommodation.

## Living Room

The large living room has a stone fireplace with an electric stove and further benefits from dual aspect windows to the front and side.

## Dining Room

The current owners have this as an entertainment room complete with a bar! With patio doors leading out into the rear garden.

## Kitchen Diner

The kitchen diner has cream gloss matching wall and base units, granite worktops and a tiled splashback and comprises: inset stainless steel sink, integrated microwave, space for a Range style cooker, space for a dishwasher and space for a freestanding fridge freezer. With an extractor hood, space to dine and a window to the rear aspect.

## Office

A good sized home office with a window to the front aspect.

## Cloakroom

The partially tiled cloakroom comprises: low level dual flush WC, pedestal sink and chrome heated towel rail.

## Utility Room

The utility room benefits from matching white gloss wall and base units, a granite worktop, and space and plumbing for a washing machine and tumble dryer.

## Landing

Providing access to the first floor living accommodation and benefiting from a useful storage cupboard.

## Bedroom One

A large double bedroom with a built in wardrobe and a window to the front elevation and an en-suite.

## En-Suite

A fully tiled en-suite comprising: shower, wash basin encased within a vanity unit, WC and chrome heated towel rail.

## Bedroom Two

A second double bedroom with a window to the rear elevation.

## Bedroom Three

A third double bedroom with a window to the rear elevation.

## Bedroom Four

A fourth double bedroom with a window to the front elevation.

## Bathroom

The fully tiled house bathroom comprises: a bath, a shower cubicle, a wash basin encased within a vanity unit and a window to the side elevation.

## Second Floor Landing

Providing access to the second floor bedrooms.

### Bedroom Five

A fifth double bedroom with a built in storage cupboard and a Velux window.

### Bedroom Six

A sixth double bedroom with a Velux window.

### Second Floor Bathroom

The partially tiled bathroom comprises: a shower, a wash basin encased within a vanity unit.

### External

Externally the property has a lawn to the front and a large gated driveway for multiple vehicles which leads down the side of the property to the detached double garage at the rear of the property. At the rear of the property is a patio area, an artificial lawn and a decked area.

### Viewings

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

### Directions

For Satnav please use the postcode HX3 8UP

### 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



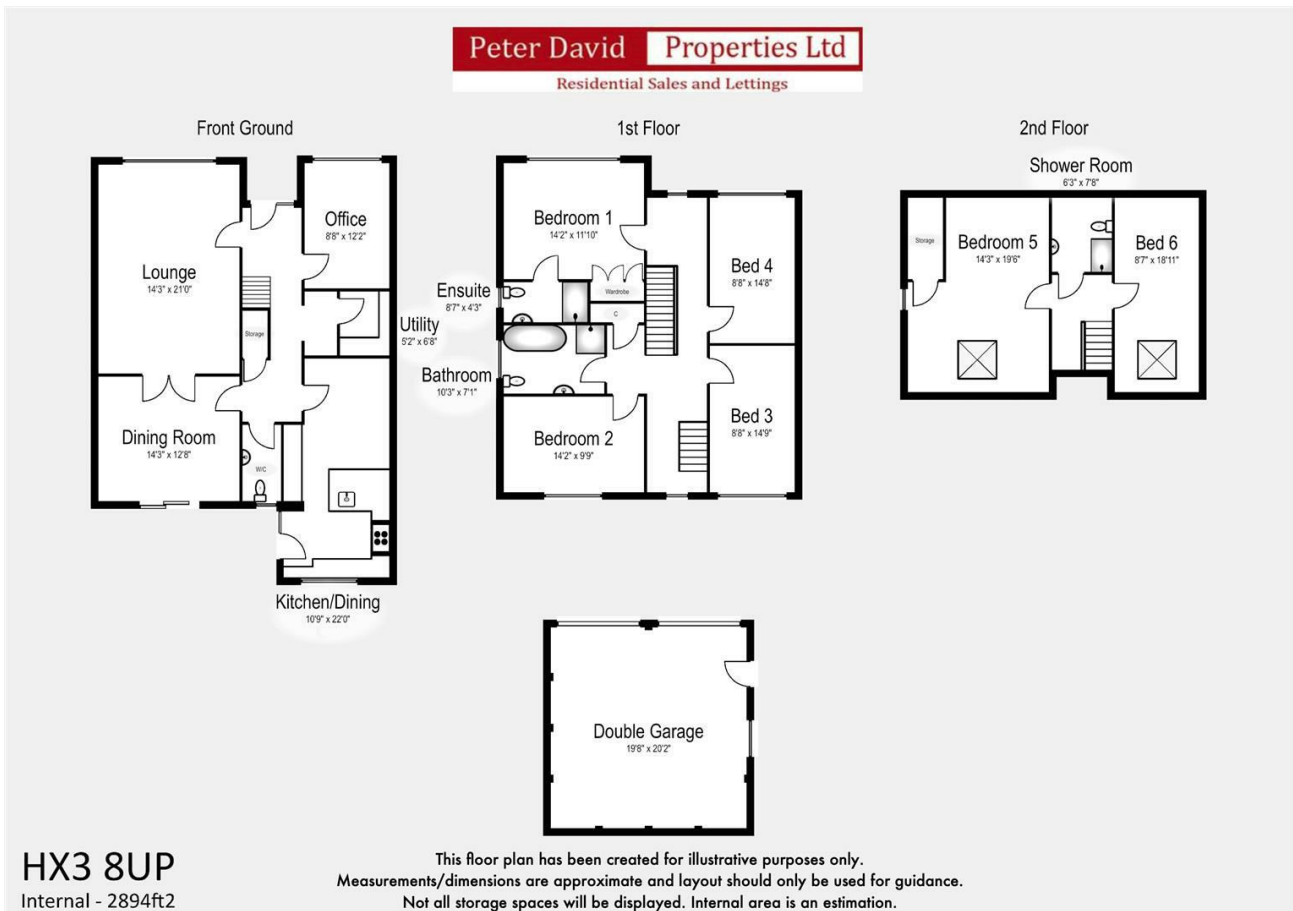
## Hybrid Map



## Terrain Map



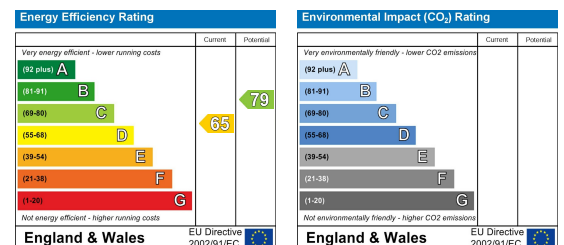
## Floor Plan



## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.