



### 12 Newton Close

Halifax, HX3 8FP

**£375,000**



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Nestled in the desirable neighbourhood of Newton Close, Lightcliffe, Halifax, this stunning semi-detached house offers an exceptional living experience for families. With four generously sized bedrooms, including a spacious master suite complete with en-suite facilities, this home is designed for comfort and convenience.

The property boasts a well-appointed layout spread over three floors, ensuring ample space for both relaxation and entertaining. The reception room is inviting and well-lit, providing a perfect setting for family gatherings or quiet evenings in. The high-quality fixtures and fittings throughout the home reflect a commitment to excellence, making it a truly special place to live.

Outside, the beautifully landscaped gardens create a serene outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. The property also features a driveway with parking for multiple vehicles, along with a garage, ensuring that parking is never a concern.

Situated in a popular area known for its family-friendly atmosphere, this home is conveniently located near excellent schools and a variety of local amenities. The community is vibrant and welcoming, making it an ideal choice for those looking to settle in a nurturing environment.

We highly recommend viewing this immaculate property to fully appreciate its charm and potential. This is a rare opportunity to acquire a lovely family home in a sought-after location. Don't miss out on the chance to make this house your new home.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

## **Entrance Hallway**

Providing access to the property through a composite door. With wood effect Karndean flooring and stairs to the first floor bedrooms.

## **Cloakroom**

A ground floor cloakroom with a WC and a hand basin.

## **Kitchen**

A modern kitchen situated at the front of the property, featuring navy base units and grey wall units with marble effect worktops. With a four ring induction hob, a double electric oven and a digital extractor fan. Further benefitting from integrated washing machine, dishwasher and fridge freezer. With Karndean flooring, a spotlight ceiling and a bay window to the front aspect.

## **Living Room**

A beautifully presented and spacious living room which benefits from Karndean flooring, space to dine and the focal point of the room being a feature electric fire and TV wall. With floor to ceiling windows and French doors leading to the rear garden, allowing plenty of natural light into the room and a useful storage cupboard.

## **First Floor Landing**

Providing access to the first floor bedrooms and house bathroom. With neutral carpet and décor and a useful storage cupboard.

## **Bedroom Two**

A double bedroom with neutral grey carpet and décor, with a window to the rear elevation.

## **Bedroom Three**

A second double bedroom, overlooking the front elevation with light and neutral decor.

## **Bedroom Four**

Currently being used as an office, the fourth bedroom is a well sized room with a window to the rear elevation.

## **Bathroom**

The family bathroom features a bath with overhead shower, a WC, a hand basin and a heated towel rail. With fully tiled walls, laminate flooring and a window to the front elevation.

## **Second Floor**

## **Bedroom One**

A spacious master bedroom suite located on the second floor with neutral carpet and décor. Two Velux windows to

the rear elevation allow plenty of natural light. There is a dressing table with illuminated vanity mirror as well as a walk in wardrobe. There is also access to the en-suite bathroom.

### En-suite

The en-suite to the master benefits from a WC, a walk in shower, a hand basin and a white heated towel rail. With laminate flooring, a spotlight ceiling and a window to the front elevation.

### Garage

Ideal parking and storage space with power and light and an electric car charger installed.

### External

Externally, the property benefits from a drive providing off road parking and a single garage to the side of the home. To the rear, there is an enclosed garden with Indian sandstone patio flags and a lawn area currently housing a hot tub.

### Viewings

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

### Directions

For Satnav please use the postcode HX3 8FP

### 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



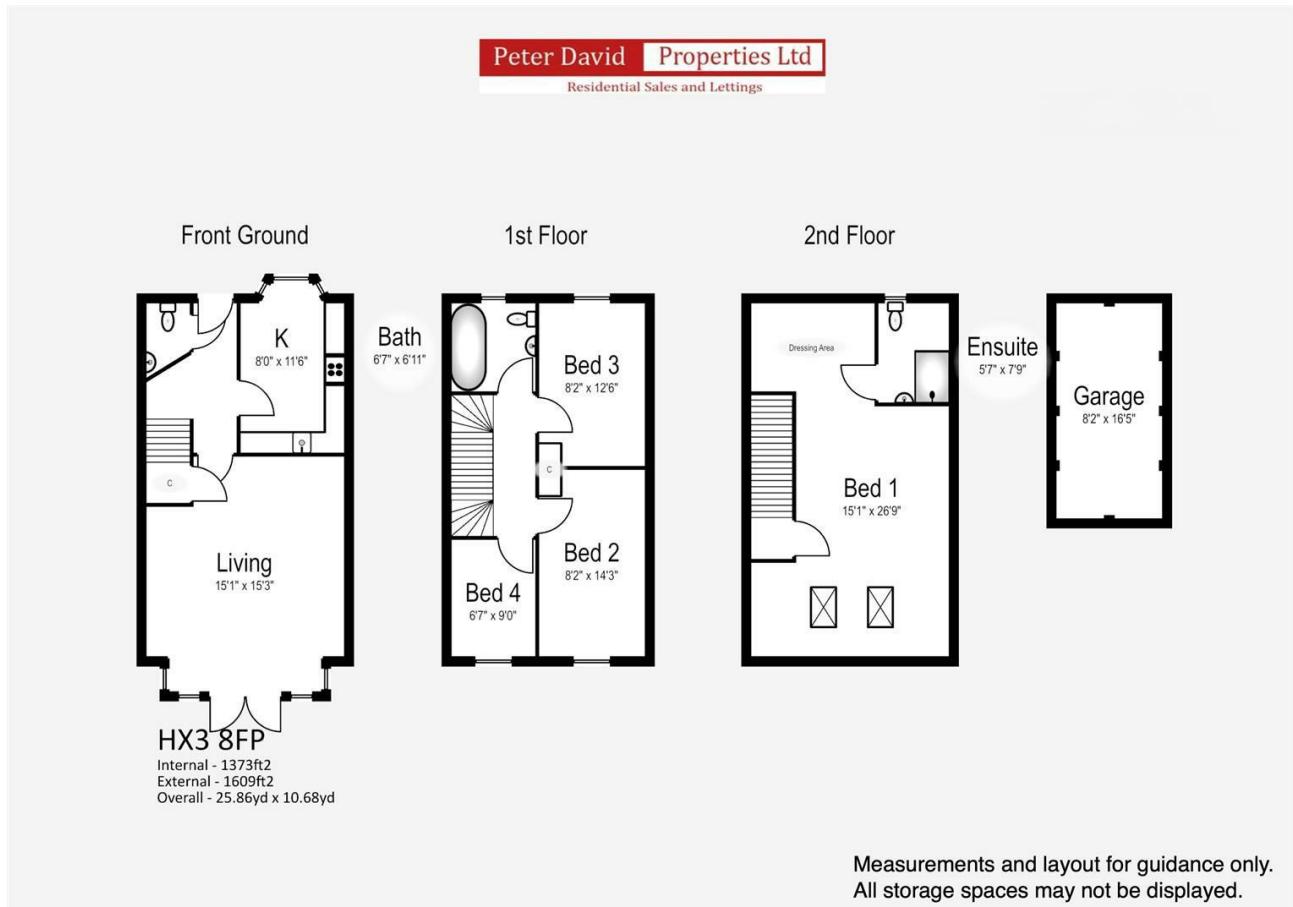
## Hybrid Map



## Terrain Map



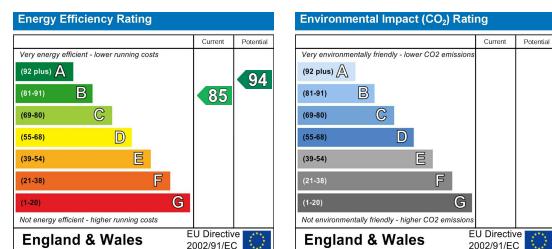
## Floor Plan



## 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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