



## 155 Wakefield Road, Lightcliffe, Halifax, HX3 8TH

Offers In The Region Of £235,000

- Traditional stone-built semi-detached cottage
- Lounge with wood-burning stove, exposed beams
- Sought-after location overlooking cricket pitch/fields
- Two double bedrooms and family shower room
- Driveway parking for at least two cars
- Scope to extend and update (subject to planning)



# 155 Wakefield Road, Halifax HX3 8TH

Charming Stone-Built Cottage with Development Potential

A rare opportunity to extend and enhance this traditional stone-built semi-detached cottage (SSTP) set in one of the area's most desirable locations. Overlooking open fields and the village cricket pitch, this property combines period character with scope for modernisation and development.



Council Tax Band: B



## GROUND FLOOR

The entrance hallway features original quarry tiled flooring, leading to a welcoming lounge with a large front-aspect window, exposed beams, and a feature fireplace with gas fire in the style of a wood-burning stove along with a slate hearth.

To the rear, a single-storey kitchen extension offers a separate kitchen and utility space with direct access to a courtyard garden. From here, stone steps lead down to a traditional keeping cellar, ideal for storage or potential conversion.

## FIRST FLOOR

The landing retains high ceilings and original character.

The main double bedroom to the front features built-in wardrobes along two walls and dual windows with lovely open views across Wakefield Road and the playing fields beyond.

The second double bedroom to the rear includes a traditional fireplace, exposed beams, and a window to the rear.

A family bathroom with high ceilings includes a quadrant shower cubicle, pedestal sink, WC, and a useful storage cupboard above the stairs.

## OUTSIDE

The driveway is accessed through double wooden gates and accommodates at least two cars, making this property both charming and practical. This is where there is the potential to extend, whilst still allowing off-road driveway parking.

A stone wall and front garden with rockery provide privacy from the road, while the

rear courtyard provides a private outdoor space accessed from the kitchen door.

## KEY FEATURES

- Highly desirable setting with views over the cricket pitch and countryside
- Driveway parking for at least two vehicles
- Stone-built with character features throughout
- Opportunity to extend and modernise (subject to planning)
- Gas central heating and double glazing

## SUMMARY

This attractive stone-built cottage presents a fantastic opportunity for someone to update and extend a traditional home, subject to the necessary consents, blending its original charm with modern living comforts. Perfect for buyers seeking character, location, and potential in equal measure.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.









