

Peter David

Properties Ltd

Residential Sales and Lettings



1 Newton Close

Halifax, HX3 8FP

Offers Over £560,000



1 Newton Close

Lightcliffe, Halifax, HX3 8FP

Offers Over £560,000



Situated in an exclusive housing development in the sought-after village of Lightcliffe, this splendid four-bedroom detached house offers an exceptional living experience. Presented to the highest standard, the property boasts premium fixtures and fittings throughout including a stunning SieMatic kitchen featuring built-in Miele appliances.

Downstairs there are two generously sized living areas – the beautifully appointed living room with feature fireplace as well as the kitchen-diner with French doors leading directly on to the rear garden. There is also a downstairs home-office or playroom, meaning every member of the household can enjoy their own space while still coming together in shared areas.

Throughout, the property is designed to cater to the needs of modern family life. As well as the beautifully presented bedrooms, there are two well-appointed bathrooms and a downstairs w/c, perfect for busy morning routines. Outside, the immaculately maintained gardens feature both patio and play areas while the driveway and garage provide ample parking for two cars.

The property is ideally placed for excellent local schools and other local amenities including the adjacent golf and cricket clubs and is in an area of protected Green Belt countryside. Viewing is essential to fully appreciate the quality and charm of this home. Do not miss the opportunity to make this stunning property your own.

Entrance Hallway

The entrance hallway is generously proportioned and filled with light thanks to the glazed double doors that lead directly from the hallway into the kitchen-diner. Flooring throughout the ground floor, apart from the home-office/playroom, is Kardean 'Opus Argento'.

Living Room

The large living room sits at the front of the house, with a bay window with built-in plantation shutters, overlooking garden and open land. The centrepiece of the room is the beautiful Portuguese sandstone fireplace with Dru gas fire.

Kitchen Diner

A true statement kitchen coupled with dining and lounge areas, this is the heart of this stylish home and the perfect place for relaxing and entertaining with family and friends. The SieMatic fitted kitchen features Caesarstone 'Statuario Nuvo' worktops and splashbacks, together with inset stainless-steel sink, Miele gas hob, integrated Miele oven and microwave and a full-height Miele fridge as well as a separate full-height freezer. There is also a Miele built-in dishwasher and integrated waste and recycling bins. The dining and lounge area overlook the beautiful rear garden, with the option to open the French doors and make use of the adjacent patio.

Utility Room

With space for a washer and drier and separate access to the rear garden.

Study

A second reception room overlooking the front gardens and featuring built-in plantation shutters. Ideal as a study, home office, snug or children's play room.

W/C

Generously proportioned, with illuminated vanity mirror, toilet and hand basin as well as access to a large understairs storage area.

Bedroom One

A spacious double bedroom overlooking the front gardens, with two sets of built-in wardrobes.

En-Suite

With a walk-in shower, hand basin and toilet, the en-suite is part-tiled and features a heated towel rail.

Bedroom Two

A double bedroom, overlooking the rear gardens, with built-in wardrobes as well as bedside pendant lighting.

Bedroom Three

A large double bedroom to the front of the house, overlooking the garden.

Bedroom Four

A double bedroom, overlooking the rear gardens, with built-in wardrobes.

Bathroom

Family bathroom featuring walk-in shower, bath tub, hand basin and toilet, complemented by both wall-mounted and ceiling lights as well as heated towel rail.

Garage

Generously proportioned and ideal for both parking and charging as well as storage. A private drive to the front offers further parking.

External

Mature, landscaped gardens to front, side and rear. The rear garden features lawn, borders as well as two patio areas. A lockable gate leads from the rear garden to the garage and driveway.

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



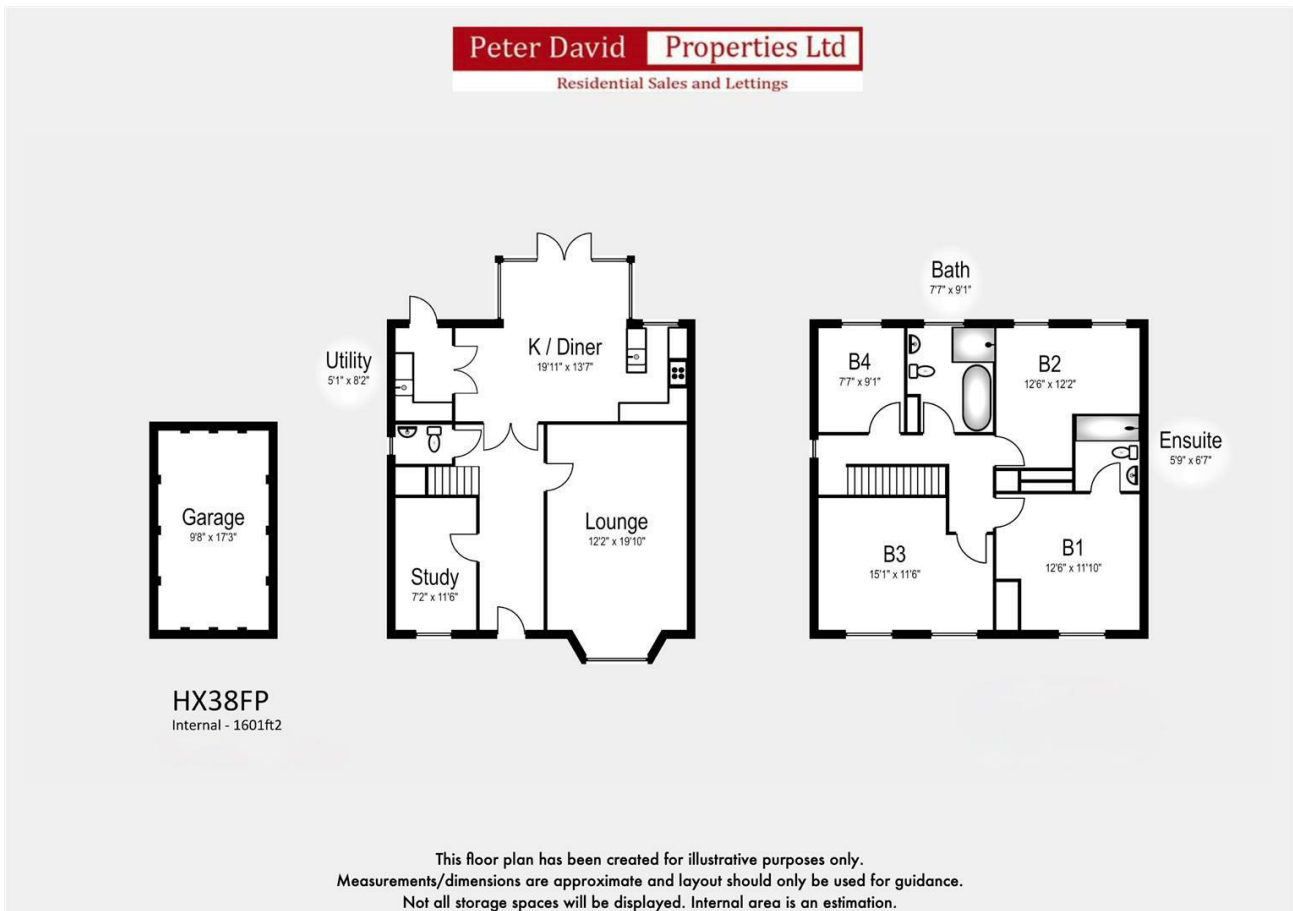
Hybrid Map



Terrain Map



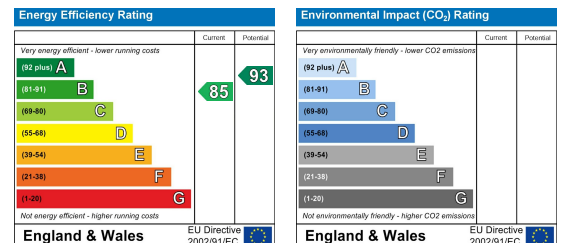
Floor Plan



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



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.