

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Leeds Road

Halifax, HX3 8SX

£695,000

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Lightcliffe, Halifax, HX3 8SX

£695,000



Built in 1904, this unique and versatile property is situated in an exclusive position in the sought after location of Lightcliffe, offering spacious accommodation throughout, perfect for a growing family. This Edwardian property is rich in history and has been restored to a high standard throughout, having originally being built for the daughter of the Cannon of Lightcliffe.

The property, which is accessible to local amenities, the M62 network and surrounding cities, is surprisingly private and quiet, occupying a cul-de-sac position with a gated entrance and fields adjacent. Set across four floors and internally comprising: an entrance hallway, a downstairs WC, a kitchen, a large living room, a dining room, a snug / ground floor bedroom, four rooms to the cellar, a landing, three double bedrooms to the first floor, an office, a bathroom, an en-suite to the master bedroom, two multi-purpose rooms to the second floor and a shower room.

The property benefits from electric gates, a private driveway offering ample off road parking, a car port, and well maintained gardens with a patio area. Internal viewings are absolutely necessary to appreciate the true quality and size of this character property - book your viewing today!

\*\*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

25'10" x 17'5" (7.87 x 5.31)

A beautifully presented entrance hallway, accessed from the gated driveway and with a composite door. Featuring tiled flooring, access to the cellar, a staircase to the first floor accommodation, intricate ceiling detail and a window to the side aspect. The house alarm control panel and intercom for the electric gates are both located here.

## Downstairs WC

5'5" x 2'10" (1.65 x 0.86)

With tiled flooring, corresponding to that in the entrance hallway, a spotlight ceiling, a chrome towel rail, a WC and a hand basin. Benefiting from a window to the side aspect.

## Kitchen

14'9" x 13'9" (4.50 x 4.19)

A beautifully presented kitchen diner with Parquet flooring. Solid wooden units finished in a soft grey colour scheme. A five ring induction hob. Two ovens as well as a multi oven. Neff coffee machine dishwasher and bin as well as space for an American fridge freezer. Ceiling spots

## Living Room

25'9" x 22'8" (7.85 x 6.91)

This spacious living room has two arches, ceiling rose and elaborate coving as well as mullion windows overlooking the garden with new reproduction black metal double glazed window frames.. There is a cast iron multi-fuel stove with a stone hearth and surround. Perfect for family entertainment, this rooms offers luxurious yet comfortable living space.

## Dining Room

20'0" x 13'5" (6.10 x 4.09)

A second large reception room with patio doors to the rear courtyard and a window to the rear. The focal point is a gas fire with a tiled and marble surround and a black granite hearth. Beautifully presented in a tonal grey colour scheme with parquet flooring.

## Snug

9'6" x 7'9" (2.90 x 2.36)

This multi-purpose room has a full wall of sliding wardrobes and a window to the side aspect.

## Landing

13'7" x 10'2" (4.14 x 3.10)

A large landing area with original wood doors, stained glass panels and a loft hatch.

## Bathroom

12'0" x 10'7" (3.66 x 3.23)

A stunning four piece bathroom with integrated mood lighting and ceiling spotlights as well as an illuminated mirror. Featuring a stand alone shower and free standing bath tub as well as a hand basin and w/c. There is also a laundry cupboard and a towel rail.

## Master Bedroom

19'8" x 16'2" (5.99 x 4.93)

A large double bedroom with fitted furniture, large mullion windows overlooking the landscaped gardens and access to the en-suite.

## En-suite

12'8" x 5'5" (3.86 x 1.65)

Beautifully tiled with a walk in shower, heated towel rail, underfloor heating, heated and illuminating mirror, hand basin and w/c. With decorative plasterwork to the ceiling.

## Bedroom Two

16'4" x 13'9" (4.98 x 4.19)

A large double bedroom with a white colour scheme and a window to the rear elevation with fitted mirrored wardrobes.

## Bedroom Three

18'1" x 9'0" (5.51 x 2.74)

A third double bedroom with a window to the side elevation, illuminated coving and fitted wardrobes

### Study

7'3" x 7'0" (2.21 x 2.13)

With panelled wooden walls, overlooking the rear aspect, the study has a built in desk with direct broadband access.

### Attic Room

17'10" x 13'3" (5.44 x 4.04)

This is a multi-purpose room, currently used as a TV room / snug. With a spotlight ceiling, a window to the front elevation and an open arch to the second room.

### Attic Room Two

16'2" x 14'2" (4.93 x 4.32)

A large room with a velux window to the front and window to the rear. With access to the en-suite shower room.

### En-Suite

With a shower, hand basin and w/c.

### Cellars

The cellar, accessible from the entrance hallway, has four rooms, with windows and a door providing access to the exterior. There is a Belfast sink, space and plumbing for appliances, stone surfaces, space for a pantry area, a wine cellar and the cellar currently houses the boiler.

### Exterior

Set well away from the road via a long driveway, the property has gated access and parking for multiple vehicles as well as a car port for two cars. There is a patio area next to the driveway.

The main garden space is beautifully landscaped with lawns, patios and a summer house, as well as a well stocked fish pond.

### Directions

For Satnav please use the postcode HX3 8SX

### Viewings

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

### 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



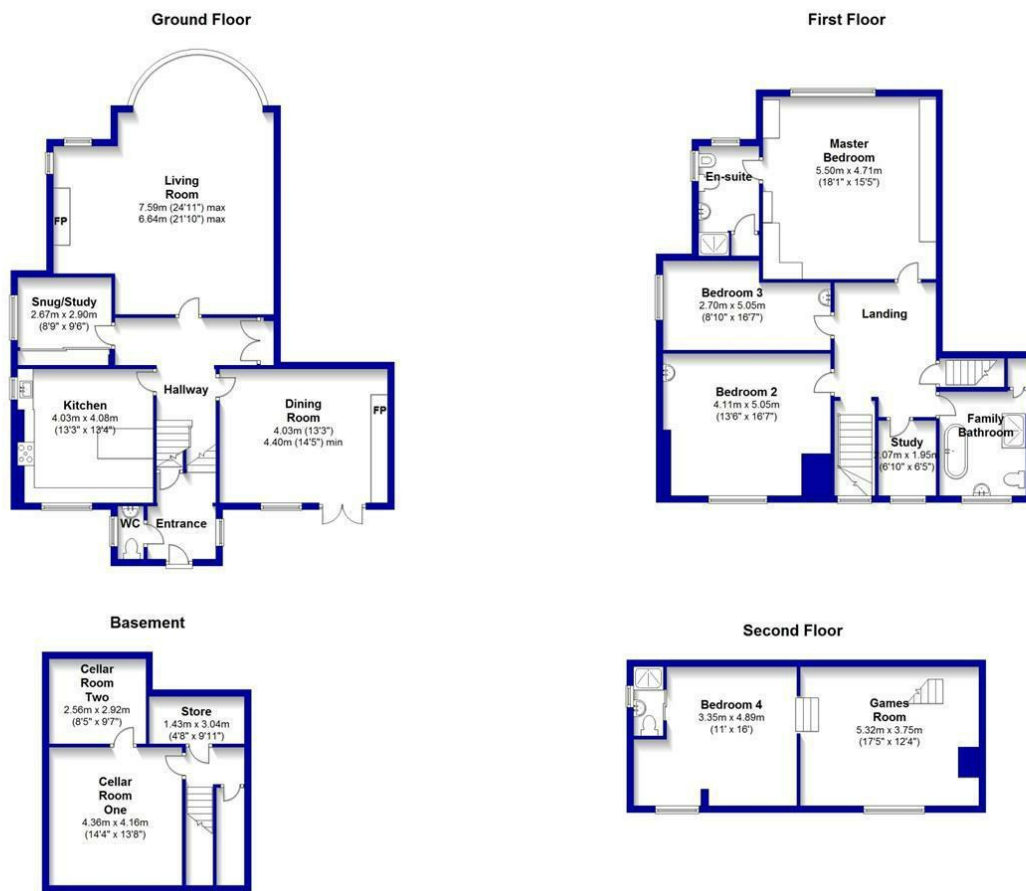
## Hybrid Map



## Terrain Map



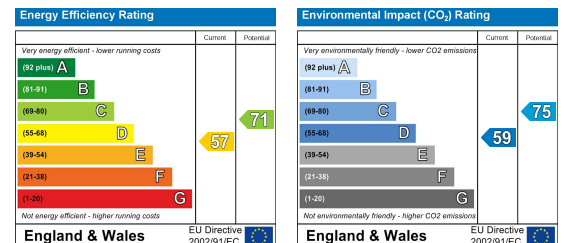
## Floor Plan



## 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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