



21 St. Matthews Close, Lightcliffe, Halifax, HX3 8UG

Price Guide £399,950

- Accommodation Across Three Floors
- Principal Suite with Dressing Area & En-Suite
- Stylish Kitchen with Integrated Appliances
- Private Driveway, Garage & EV Charging Point
- Spacious Open-Plan Living & Dining Area
- Beautiful Garden Overlooking Lightcliffe Cricket Club

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Beautiful Four-Bedroom End Townhouse Overlooking Lightcliffe Cricket Club

Located on the sought-after St. Matthews development in Lightcliffe, this stylish four-bedroom end townhouse, built by David Wilson Homes, offers spacious, modern living across three floors. Overlooking the picturesque Lightcliffe Cricket Club, this home combines a peaceful setting with excellent access to local schools, amenities, and transport links.



Council Tax Band: D



Entrance Hall

Welcoming entrance with luxury vinyl flooring, staircase to the first floor, and doors leading to the kitchen, downstairs WC, and main living area.

Downstairs WC

Well-appointed with LVT flooring, metro brick-style tiled walls, a corner wash basin, and high-powered extractor fan.

Kitchen

A bright and stylish kitchen featuring luxury vinyl flooring and a range of classic shaker-style wall and base units. Finished with laminate work surfaces and a metro tile splashback with under-cabinet lighting. Integrated appliances include a dishwasher, wine fridge, and washing machine. There is also a built-in wall oven with microwave above, LED spotlights, vertical radiator, space for a freestanding fridge/freezer, and a UPVC bay window overlooking the front.

Open-Plan Living/Dining Room

A generous and inviting space with LVT flooring throughout. The living area includes a media unit with fireplace below, storage cupboard, and a UPVC window plus French doors leading out to the rear garden. The dining area easily accommodates a large dining table and chairs, making it ideal for entertaining.

First Floor Landing

Carpeted with doors leading to three bedrooms and the family bathroom.

Bedroom One

A double room with carpet flooring and bespoke fitted wardrobes. UPVC window with far-reaching views over the cricket ground and surrounding area.

Bedroom Two

A double room with carpet flooring and UPVC window to the front. Space for wardrobes or additional storage.

Bedroom Three

A single room currently used as a nursery, with laminate flooring and a UPVC window overlooking the rear garden and cricket club.

Family Bathroom

Modern and well presented, featuring laminate flooring, a panelled bath with thermostatic mixer shower and folding glass screen, pedestal wash basin, low-level WC, and a frosted UPVC window.

Second Floor – Principal Bedroom Suite

Carpeted stairs lead to the spacious top-floor principal suite. This bright and airy double bedroom has laminate flooring, two Velux roof windows providing excellent natural light, and a walk-in dressing area with bespoke fitted wardrobes.

En-Suite Shower Room

Fitted with vinyl flooring, a large walk-in shower with thermostatic mixer controls, pedestal wash basin, low-level WC, heated towel rail, and a frosted window.

External

Driveway & Garage

To the side of the property is a private driveway offering off-street parking for two vehicles, leading to a single garage with up-and-over door, full power, lighting, and an EV charging point.

Rear Garden

A beautifully maintained rear garden with a level lawn and a lower flagged patio terrace, ideal for outdoor dining and relaxing. The garden enjoys open views over Lightcliffe Cricket Club—a fantastic local amenity with a bar and clubhouse open to the public.

Summary

This attractive four-bedroom end townhouse offers modern family living in a superb location. With versatile accommodation set over three floors, stylish interiors, and stunning views, it's ideal for growing families or professionals. Viewing is highly recommended.

Agent Notes & Disclaimer

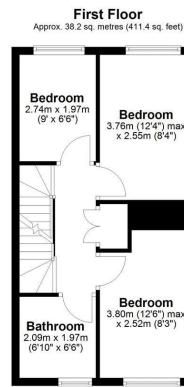
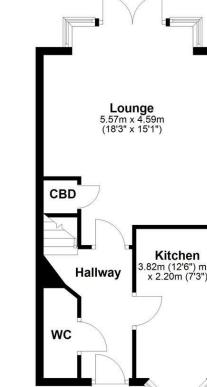
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Ground Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 119.8 sq. metres (1289.4 sq. feet)

