

Charnock Bates



# Fairway House • 16 • Cecil Avenue

## Lightcliffe

A DISTINGUISHED HOME IN ONE OF HALIFAX'S MOST EXCLUSIVE SETTINGS

An exceptional family home set along one of Halifax's most sought-after private roads, Fairway House offers spacious accommodation surrounded by mature gardens and views of the golf course. Blending elegance and comfort throughout, this impressive five-bedroom residence provides a perfect balance of style and practicality - ideal for modern family living and entertaining alike.

"Our favourite thing about living here - aside from the beautiful house itself - has been the location, the garden, and being right on the edge of the golf course and near the cricket club, which has been fantastic for our sons." - Current homeowner

### GROUND FLOOR

#### PORCH

A welcoming entrance, perfect for coats and shoes, with a wooden floor and double-glazed doors leading into the hallway.

#### HALLWAY

An inviting central hallway featuring a wooden floor, radiator covers, cloakroom cupboard, and an open staircase rising to the first floor.

#### OFFICE

A peaceful dual-aspect study offering excellent natural light - perfect for home working.

#### LOUNGE

A stunning triple-aspect reception room with French doors opening onto the patio and gardens. The focal point is a multi-fuel burner set on flagstones within a brick surround, complemented by striking mural-style feature wallpaper. Additional French doors connect seamlessly to the dining area, creating a wonderful space for entertaining.

#### WC

Once home to a bath, this generously-sized cloakroom offers a toilet, sink, radiator cover, and wooden flooring.

#### KITCHEN DINER

The heart of the home, this bright and stylish kitchen diner features a wooden floor, a wine fridge, a Mercury range cooker with five-ring gas hob, and extractor hood. A central island incorporates an AEG Micromat combi oven, drawers and cupboards, and a breakfast bar comfortably seating three.

#### UTILITY

A practical space with plumbing and room for laundry appliances, plus a door providing access to the exterior.

---

### FIRST FLOOR

A spacious landing with radiator covers connects the upstairs accommodation.

#### BEDROOM ONE

A large double bedroom currently used as a dressing room, complete with fitted wardrobes and access to a Jack and Jill ensuite featuring a bath, rainfall shower, toilet, sink, and a window framing stunning views across the golf course.

#### BEDROOM TWO

A light-filled dual-aspect double bedroom overlooking the golf course, with fitted wardrobes and shelving.

#### BEDROOM THREE

A comfortable double bedroom with views over the garden.

#### BEDROOM FOUR



### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

### RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

### LONDON

21 Park Lane, Mayfair, W1K 7AG

