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103B Wakefield Road, Lightcliffe, Halifax, HX3 8SH

Offers Over £85,000

- One-bedroom flat
- Attractive investment opportunity
- Spacious living accommodation
- Sought-after Lightcliffe location
- Ideal first-time purchase
- Convenient for amenities and transport links

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

hello@reloc8properties.com
www.reloc8properties.com

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A spacious and distinctive one-bedroom apartment providing approximately 583 sq. ft. of accommodation in the heart of sought-after Lightcliffe. The property features an impressive open-plan living kitchen measuring approximately 22'10" x 16'10", exposed brickwork, a double bedroom with fitted storage and a particularly generous bathroom with both a bath and separate shower. Offered at £110,000, this characterful home represents an appealing opportunity for first-time buyers, investors or those seeking conveniently located, low-maintenance accommodation.

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Council Tax Band: A











Accessed via a communal entrance and staircase, the apartment opens into a private entrance hall with attractive exposed brickwork and contemporary flooring.

The standout feature is the exceptionally spacious open-plan living kitchen, measuring approximately 6.95m x 5.13m (22'10" x 16'10"). The room provides ample space to create distinct living and dining areas and benefits from several windows, recessed ceiling lighting, wood-effect flooring and a full-length exposed brick wall, creating a stylish, loft-inspired feel.

The kitchen is fitted with a range of distinctive high-gloss red wall and base units, complemented by contrasting work surfaces and a substantial central island incorporating a sink and additional storage. Further fittings include an oven, hob and extractor, with space provided for additional appliances. Pendant lighting above the island creates a natural focal point and separates the kitchen from the main living area.

The double bedroom measures approximately 3.07m x 2.90m (10'1" x 9'6") and includes fitted wardrobes and overhead storage. A recessed window, neutral decoration, carpeting and exposed ceiling beams add further interest to the room.

The notably spacious bathroom measures approximately 3.16m x 1.60m (10'4" x 5'3") and is fitted with a panelled bath, separate glazed shower enclosure, WC and countertop wash basin with vanity storage beneath. White brick-effect wall tiling, contrasting floor tiles and recessed lighting complete the room.

The apartment forms part of an attractive traditional stone-built property, centrally positioned within Lightcliffe and close to local shops, amenities, schools and green spaces and benefits from 1 designated, private parking space.

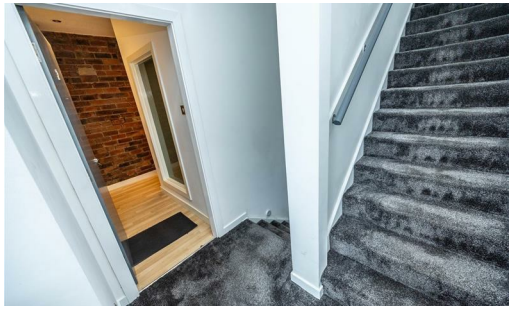
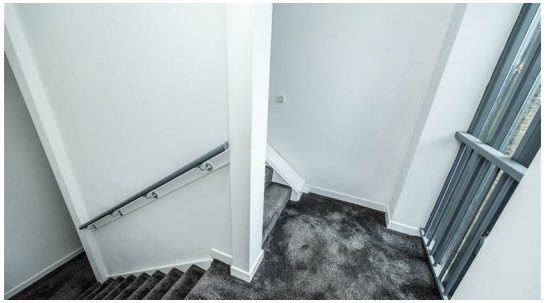
Lightcliffe is a highly regarded residential area with a pleasant village atmosphere and convenient access to Brighouse, Halifax, Bradford and Huddersfield. Good road connections towards the M62 also make the location practical for commuters travelling throughout West Yorkshire and beyond.

With its generous floor area, impressive open-plan living space and character features, the property should appeal to first-time buyers, single occupants, couples and buy-to-let investors. An early viewing is recommended.

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.









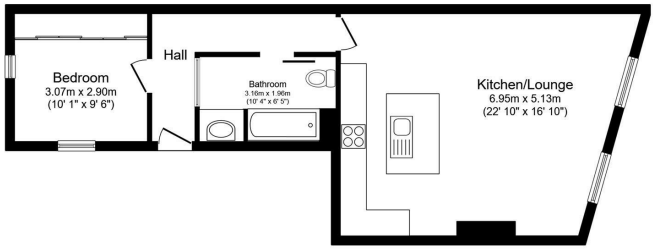










Floor Plan

Total floor area: 54.2 sq.m. (583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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