

# MARSH & MARSH PROPERTIES

115 Wakefield Road, Lightcliffe, HX3 8SH

£325,000



This absolutely stunning, grade II listed, two bedroomed, semi-detached, cottage is situated in the heart of the highly sought after Lightcliffe village. Having been renovated and decorated to a very high standard, offering a period style with quality modern appearance, creating the ideal property for someone looking for something special. The house is situated in a private setting, featuring a lawned front garden with additional patio and surrounded by hedge and fence. To the rear is a generous patio garden adding a further seating area. The property has ample on street parking.

Internally this property is truly stunning, benefitting from original beams and features that, when married with the modern décor and style throughout, creates a truly eclectic finish that will no doubt impress. Owing to the property's internal condition anyone looking to move in with no work required will find this of special interest. With its large, spacious and open plan living/dining room, well-appointed breakfast kitchen, open gallery style landing, two double bedrooms (one with a generous walk-in-wardrobe, house bathroom, ground floor shower room and ground floor storage cupboard.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property is situated in the heart of Lightcliffe, just a “stone’s throw” from Hipperholme village and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10-minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services running regularly close by.

Owing to the unique nature of this property, its beautiful original features and immaculate internal condition an appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a beautifully presented wooden door opens into the

### **PORCH**

An ideal reception to the property providing a barrier from the external to the internal with ample storage for coats and shoes to one side. With its stone floor, designer style radiator and central light fitting.

From the porch a wooden door opens into the

### **LIVING / DINING ROOM**



This beautifully presented room will no doubt immediately impress from the moment you step inside. Its open plan nature features ample space for a suite to one side and a large family dining table to the other. The room features a period beamed ceiling mixed with a modern décor to create a light and bright space with eclectic styles.

A stove style gas fire, on a stone hearth and with stone mantelpiece, creates a fantastic central feature for the whole room. With engineered oak flooring, two double glazed windows to the side and front elevations, two modern designer radiators, wooden feature wall panelling, numerous ceiling-inset spotlights and a television access point.







From the rear of the living/dining room there is an opening that leads into the breakfast kitchen

### BREAKFAST KITCHEN



A stylishly presented breakfast kitchen that will suit any culinary enthusiast looking for something special. Featuring a pitched ceiling with original wooden beams to the ceiling and over the stove top and open gallery to the landing; this room has that special something that will appeal to all. The room provides access to the rear garden via a wooden door. With counters to four walls offering more than ample storage space, all with over and under counter cupboards and drawers. With an integrated Rangemaster stove, tiled floor,

double glazed windows to the rear elevation, ceiling inset spotlights, central feature down lights, towel radiator, integrated dishwasher, fitted washing machine, space for a fridge freezer and an inset porcelain sink with mixer tap.



From the living/dining room a wooden door opens into the

### CUPBOARD

A storage cupboard that also acts as an access hallway to the shower room. The cupboard features shelving to one side. With a wooden floor and ceiling inset spotlights.

From the cupboard a wooden door opens into the

### SHOWER ROOM





A beautifully presented shower room, offered in a modern décor and style. With a corner shower unit, featuring a rainfall shower, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, double glazed window, central light fitting, tiled floor and tiled walls.

From the living/dining room carpeted stairs lead up to the

### LANDING



An open gallery landing featuring views over the dining kitchen that adds to the quirky and charming nature of this period property. The landing features stunning exposed beams that have been incorporated into the design of the

property. With a carpeted floor, ceiling inset spotlights and a Velux window.

From the landing wooden doors open into

### BEDROOM 1



A generous master bedroom offering more than ample space for a king sized bed along with additional bedroom furniture. The master bedroom features a walk-in wardrobe to one side offering a fantastic amount of storage space. With a beamed ceiling, numerous ceiling-inset spotlights, double glazed windows to the front elevation, designer style radiator and a carpeted floor.

### BEDROOM 2





Another generous double bedroom again featuring plenty of storage space with a set of fitted wardrobes to one side and eaves storage. With a beamed ceiling, carpeted floor, ceiling-inset spotlights and a Velux window.



## HOUSE BATHROOM



A beautifully presented and well finished house bathroom, offered with a neutral décor and well-lit via numerous ceiling-inset spotlights and a double-glazed window to the side elevation. With a Victorian style slipper bath, over bath shower, glass splashguard, vanity inset washbasin, tiled floor, tiled walls, stainless steel towel radiator and extractor fan.

## GARDENS



To the front of the property is a charming patio and artificial lawned garden, enclosed with hedge and wooden fence, with a flagged pathway leading to the front. An ideal space to sit out but also enhancing the property's kerb appeal and privacy.







To the rear of the property is another flagged patio area offering the perfect space for a barbeque, entertaining or to just sit out and relax.

#### **PARKING**

There is ample on street parking to the front and side of the property.

#### **GENERAL**



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

The property has recently had full external painting, internal re-painting, beam insulation,

new front fence, re-cemented the rear patio flags, external window re-painting and external damp-proofing.

#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: ///tester.proof.heap

Google Plus Code: P6G2+8V3 Halifax

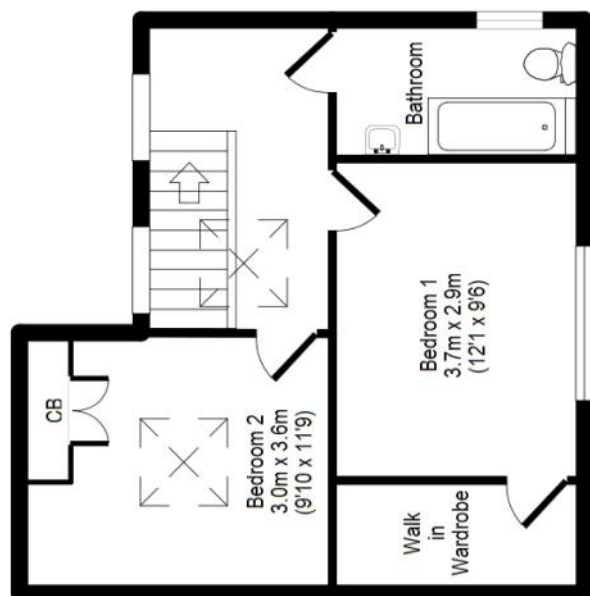
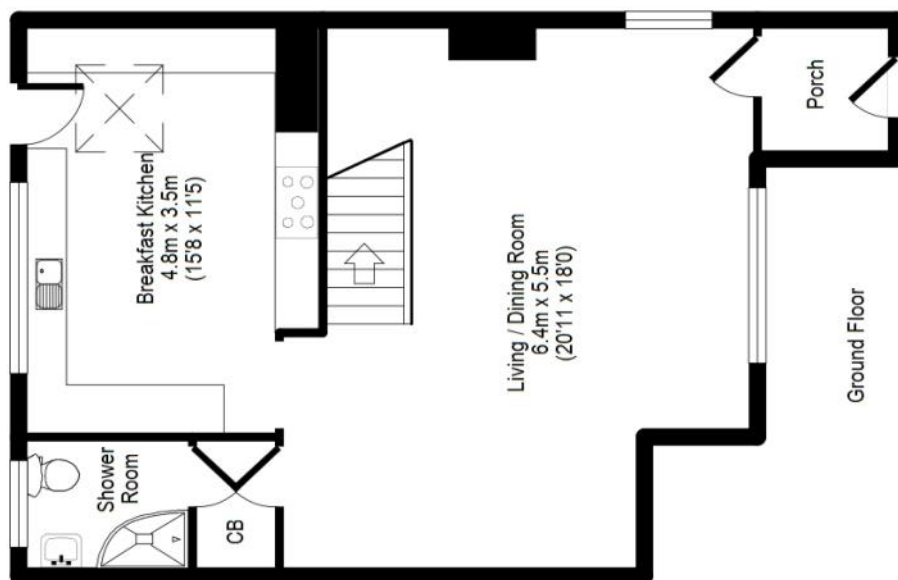
For sat nav users the postcode is: HX3 8SH

#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested, please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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