



113 Wakefield Road, Lightcliffe, Halifax, Yorkshire, HX3 8SH
Asking Price £259,950

Offered to the market is this well-presented and characterful GRADE II LISTED TWO BEDROOM COTTAGE PROPERTY located in the popular location of Lightcliffe - HX3 with local amenities and popular schools nearby. With a contemporary kitchen and bathroom, gardens front and back, and within walking distance to local services, we expect this property to be popular with a range of buyers seeking a home in the area.

Internally comprising; entrance, living room, kitchen, ground floor bedroom, master bedroom with closet and mezzanine level, bathroom.

Externally the property has a low-maintenance garden to the rear, and a private gated garden to the front with central lawn and border hedging.

The property is in good condition throughout, offers great character with original stone flooring and ceiling beams, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Lounge



Spacious lounge with a view to the front of the property, and entrance point offering space for coats and shoe storage. With original stone flooring and exposed ceiling beams, a central fireplace, open staircase and a window bench offering further seating.

Kitchen



Contemporary kitchen to the rear of the property with skylight, original stone flooring and access to the rear garden. Fitted with a good range of matching wall and base units with downlighting, tiled splashbacks and complementary worktops. Appliances - gas hob with extractor, oven/grill, fridge/freezer, sink with drainer, wine cooler, dishwasher and washing machine.

Bedroom



Ground floor bedroom with skylight and exposed ceiling beams. Ideal for a child's bedroom with single bed, or a home office for those working remotely.

FIRST FLOOR

Primary Bedroom



Bright and spacious primary bedroom with open staircase and accompanying closet and mezzanine level. With exposed ceiling and wall beams, hard-wood flooring, and space for a large bed with side tables.

Closet / Mezzanine

The primary bedroom comes with an accompanying storage closet with ladder access to the mezzanine level.

An ideal space for clothes storage, with the mezzanine level has a velux window and further storage space.

Bathroom



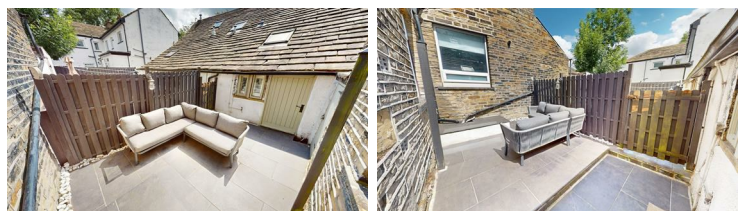
Recently modernised bathroom with a window to the side of the property.

With wall-tiling and laminate flooring, and a contemporary three-piece suite with gold bathroom fittings - bath with shower, wc, wash basin and towel rail.

EXTERNAL

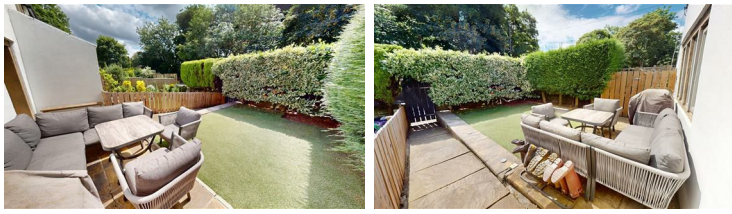


Rear




Low-maintenance garden to the rear of the property with access from the kitchen offering an ideal space for outdoor seating.

Front



Gated garden to the front of the property with central path leading to the front door.
Offering an ideal sun-trap and great privacy, with an astroturf lawn and patio area offering an ideal space for outdoor seating.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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