



## 18 Fenny Royd, Halifax, HX3 8HG

£260,000



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Situated in the highly sought-after village of Lightcliffe, Halifax, this well-appointed home offers generous and versatile accommodation arranged over two floors, ideal for families and professionals alike. The property combines practical living space with modern touches throughout and enjoys a convenient location close to schools, shops, and excellent transport links.





## Ground Floor

### Lounge

Positioned to the front of the property, the lounge provides a comfortable and welcoming living space, benefitting from good natural light and offering flexibility for a variety of furniture layouts.

### Kitchen / Dining Room

A large, family-sized kitchen positioned to the rear of the property, fitted with wooden worktops and offering ample storage throughout. The kitchen includes a fitted fridge/freezer, oven, electric hob, extractor, and stainless steel sink, with space for both a washing machine and tumble dryer. An additional pantry provides valuable extra storage, while double doors open directly onto the rear patio area, creating an excellent space for family living and entertaining.

## First Floor

### Bedrooms

The first floor offers three bedrooms, comprising two generously sized double rooms, one with plenty of integrated wardrobe space and a third smaller bedroom, ideal for a single bed or home office.

### House Bathroom

The modern family bathroom is fitted with a vanity sink unit, WC, and a large bar mixer shower featuring a rainfall shower head and a detached handheld shower unit. LED ambient ceiling lighting adds a contemporary and stylish finish.

### Outdoor Space & Parking

The property benefits from excellent outdoor space to both the front and rear. To the front, a large patio

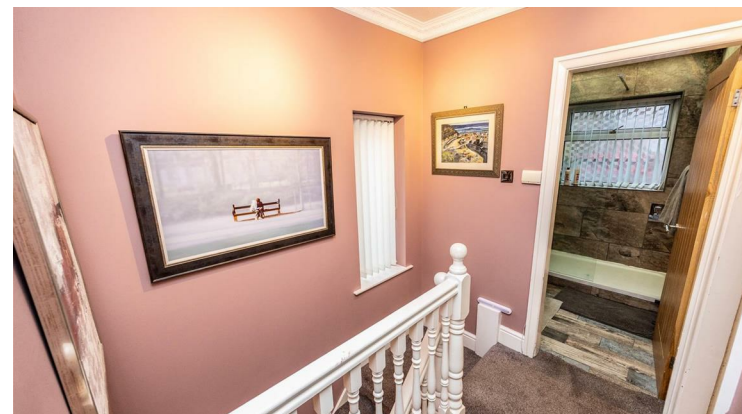
area enjoys far-reaching views, providing an ideal spot to relax, entertain, or enjoy evening sunsets. Beyond the patio, steps lead down to a generous, family-sized garden, offering a private and versatile outdoor space suitable for children, pets, or further entertaining.

To the rear of the property, there is off-road parking for two vehicles, adding valuable convenience and practicality.

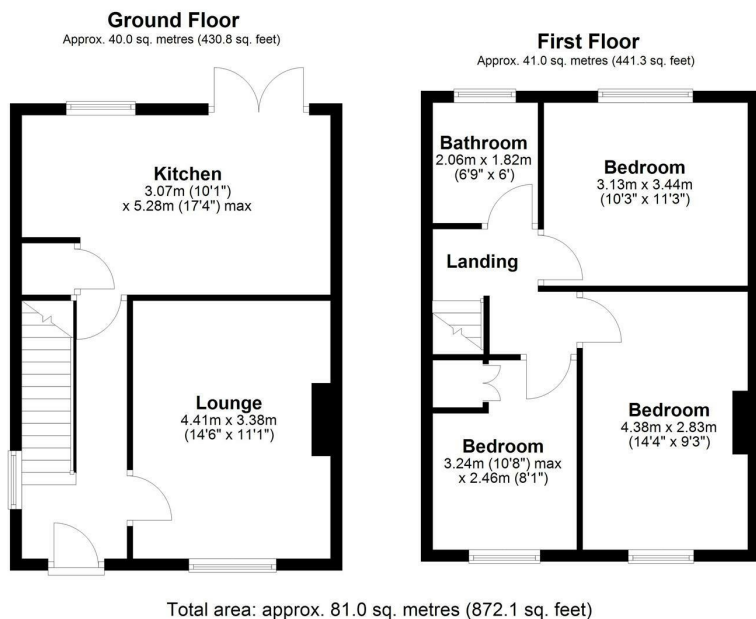
### Location

The property is conveniently located in Lightcliffe, Halifax, close to a range of local schools, shops, and amenities, making it particularly attractive to families. The area is well connected, with the M62 approximately 10 minutes' drive away, offering excellent commuter links to Leeds, Manchester, and the wider West Yorkshire region.

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.







## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.