



2 Whitehall Villas, Lightcliffe, Halifax, West Yorkshire, HX3 8SU Offers In The Region Of £475,000

STUNNING FAMILY HOMEFOUR BEDROOMS***PERIOD PROPERTY***IDEAL LOCATION***GARDENS***

HAMILTON BOWER are pleased to offer for sale this stunning four bedroom family home located in the sought after village location of Lightcliffe. Early viewing is highly suggested to fully appreciate all this family home has to offer. Built in the 1800s, the property retains many original features with a twist of modern throughout. With an entrance from Leeds road and Bramley Lane the property has ample off road parking, a garage and a large lawned garden. The property is set over three floors with a stunning entrance hallway, lounge and open plan dining kitchen to the first floor, two bedrooms and a house bathroom to the first floor and a further two bedrooms to the second floor. The property has two large cellars which are ideal for conversion to offer more rooms throughout.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE



LOUNGE

15'10" x 12'5" (4.84 x 3.80)



A stunning living area with a large double sash window offering an abundance of natural light to the front aspect which overlooks the garden area. Feature fire with a marble inset, surround and hearth. Many original features including the central cornice rose.

DINING KITCHEN

22'11" x 17'10" (7.01 x 5.46)



The hub of this stunning family home. An ultra modern design and finish complements this space. With a range of high specification fitted wall and base units and central island with a contrasting marble work surface incorporating a Belfast sink and taps. Feature original cast iron fire place. A number of large secondary glazed sash windows offer a flood of natural light from the rear aspect. Integrated dishwasher and gas point. Solid oak flooring.

CLOAK ROOM



W.C and wash basin. Decorated with a feature wall.

CELLAR ONE

Dry cellar, ideal for conversion into another useable room.

CELLAR TWO

Ideal dry space for conversion into another useable room.

FIRST FLOOR



Grand landing with a large window offering natural light.

BEDROOM ONE

16'7" x 16'1" (5.08 x 4.91)



Superior master suite with a large window to the front elevation. Feature fire surround and hearth.

BEDROOM TWO

16'7" x 12'11" (5.06 x 3.94)



Large double bedroom with a large window to the rear elevation. Cast iron fire.

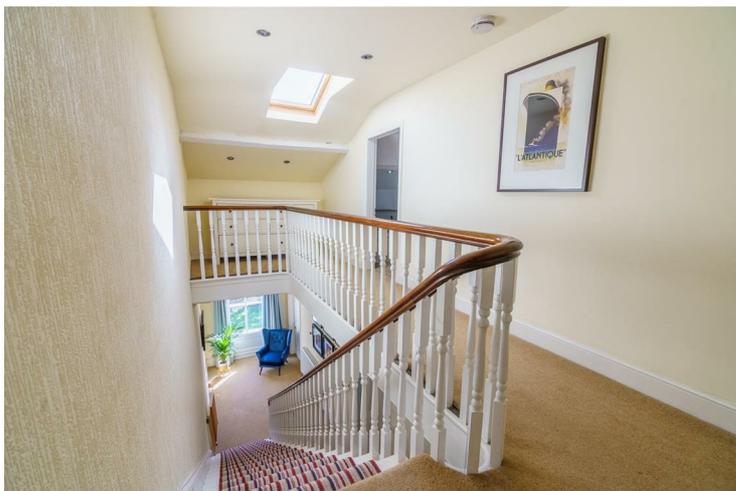
BATHROOM

11'6" x 8'11" (3.53 x 2.73)



Simply stunning space. A four piece bathroom suite finished to high standard. Free standing bath with a range of mixer taps and shower head. Double walk in shower, W.C and marble topped sink unit. Feature radiator. Window to rear elevation. Finished with a mix of modern and contemporary tiling to the walls and floors.

SECOND FLOOR



Sweeping staircase leads you to the second floor landing.

BEDROOM THREE

13'6" x 8'0" (4.12 x 2.45)



Good size double bedroom with a flood of natural light from the skylight.

BEDROOM FOUR

13'2" x 8'7" (4.03 x 2.64)



Great size fourth double bedroom. Skylight.

EXTERNAL



The property can be accessed via Bramley lane which offers off-road parking, a garage and a paved area. From Leeds road a large well kept and maintained lawn leads to a paved patio area.

