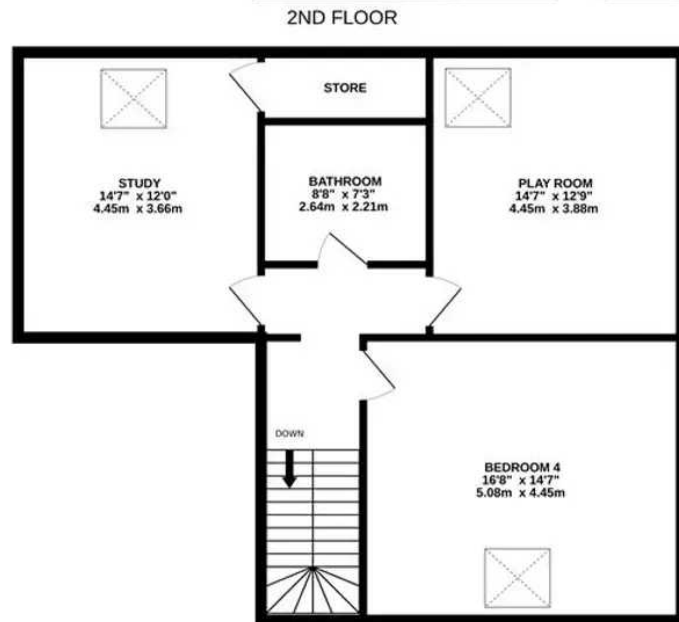
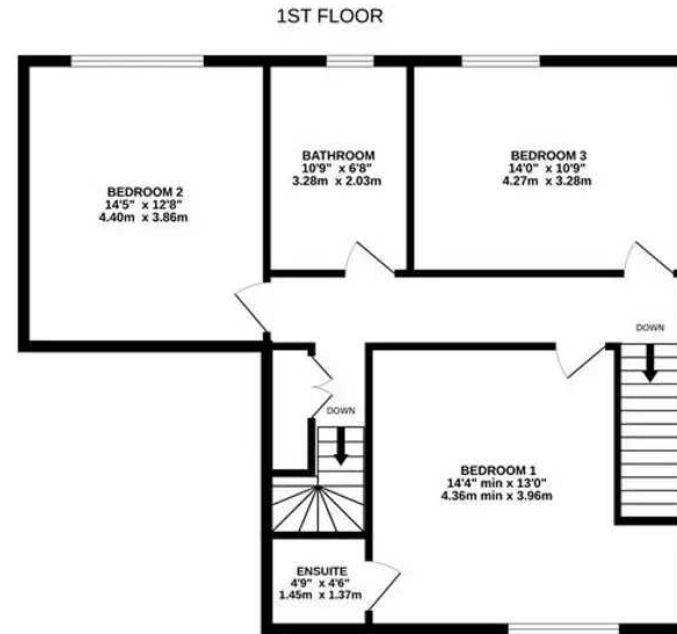
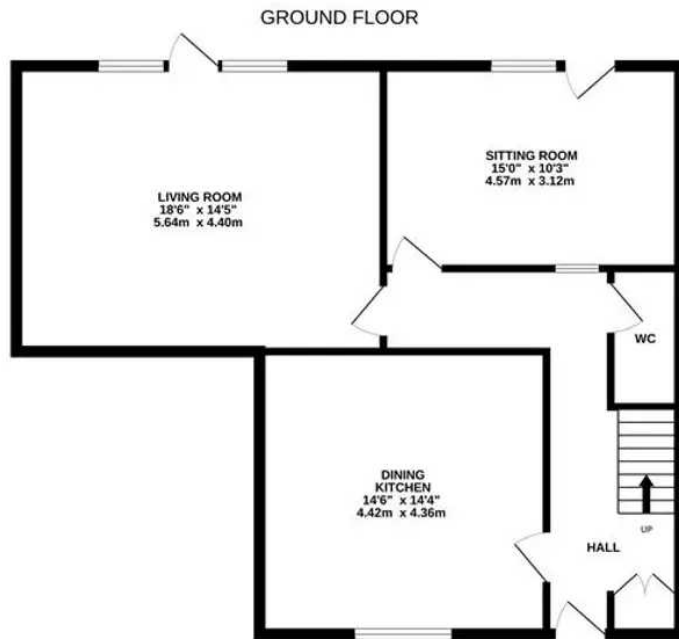




The Barn, Pear Tree Close, Lightcliffe
Halifax

Offers Over **£500,000**



PEAR TREE CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Barn, Pear Tree Close

Lightcliffe, Halifax

Stone-built semi-detached home with versatile accommodation over 3 floors. Recently refurbished, with barn arch window. Close to schools and amenities in Hipperholme. Off-road parking, manageable gardens'.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Restored in 2007 and recently refurbished by award winning J.R Property and Restorations
- Stone built semi detached character home
- Feature arch barn window spanning two floors
- A desirable residential area close to state and independent schools



ENTRANCE HALL

Enter into the property through a timber and sealed double glazed door providing access to an L shaped entrance hall, this has inset LED downlighters, LVT oak effect flooring, central heating radiator, fitted cupboards one of which houses a Worcester gas fired central heating boiler and to one side a staircase with oak balustrade rising to the first floor. From the hallway access can be provided to the following rooms :-

DOWNSTAIRS W.C.

The downstairs w.c. features LVT oak effect flooring, inset LED downlighter, extractor fan, central heating radiator and fitted with a Laufen suite comprising of a wall hung wash hand basin with chrome monobloc tap and low flush w.c.

LIVING ROOM

Dimensions: 5.64m x 4.39m (18'6" x 14'5"). The living room is a spacious principal reception room which has a section of the barn arched windows which continue up into the first floor. These windows provide the room with plenty of natural light and incorporate a door providing access to the gardens. There is a ceiling light, four wall lights, two central heating radiators and the main focal point of the room is the stone fireplace.

SITTING ROOM

Dimensions: 4.57m x 3.12m (15'0" x 10'3"). The sitting room is situated adjacent to the living room and has a timber double glazed window with adjacent timber and sealed unit double glazed door providing access to the gardens, there is also timber and glazed window providing additional borrowed light to the hallway. There is a ceiling light point, two wall lights, central heating radiator and LVT oak effect flooring.





OPEN PLAN DINING KITCHEN

Dimensions: 4.42m x 4.37m (14'6" x 14'4"). The open dining kitchen features a timber and sealed unit double glazed window, numerous inset LED downlighters, two wall lights, LVT oak effect flooring, central heating radiator and having a range of base and wall cupboards and drawers, these have been painted in Faro and Ball 'Pigeon' and complimented by overlying granite work tops with tiled splashbacks, there is an inset one and a half bowl sink with chrome mixer tap, five ring stainless steel gas hob with stainless steel extractor, stainless steel electric double oven, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher and concealed lighting beneath the cupboards.

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which features inset LED downlighters, central heating radiator, at the far end there is an oak spindled staircase rising to the second floor together with storage cupboard housing the hot water cylinder and provides access to the following :-

BEDROOM ONE

Dimensions: 4.37m x 3.96m (14'4" x 13'0"). Bedroom one is a double bedroom with an arched timber and sealed unit double glazed window overlooking the rear, central heating radiator, ceiling light point, two wall lights, recess ideal for a wardrobe/drawers and to one side a door provides access to the en-suite shower room.

EN-SUITE

Dimensions: 1.45m x 1.37m (4'9" x 4'6"). The en-suite shower room features floor to ceiling tiled walls, tiled floor, inset LED downlighters, extractor fan and fitted with a corner shower cubicle with Grohe shower fitting, wall hung Loafen wash hand basin with chrome monobloc tap and Loafen low flush w.c.

BEDROOM TWO

Dimensions: 4.39m x 3.86m (14'5" x 12'8"). Bedroom two is a lovely double room which features the top section of the barn arched window which is timber and sealed double glazed with exposed stone arch and further feature double glazed arched window over, there is a ceiling light point and central heating radiator.





BEDROOM THREE

Dimensions: 4.27m x 3.28m (14'0" x 10'9"). Bedroom three is a double room with timber and sealed double-glazed window overlooking the garden, there is a ceiling light point and central heating radiator.

HOUSE BATHROOM

Dimensions: 3.28m x 2.03m (10'9" x 6'8"). The house bathroom features timber and sealed unit double glazed window, inset LED downlighters, extractor fan, half tiled walls, tiled flooring, floor to ceiling fitted cupboards and a suite comprising double ended bath with tiled surround and chrome mixer tap incorporating hand spray, Laufen wall hung hand wash basin with chrome monobloc tap and Laufen low flush w.c.

SECOND FLOOR LANDING

The second floor landing features inset LED downlight, ceiling light point and provides access to the following :-

BEDROOM FOUR

Dimensions: 5.08m x 4.45m (16'8" x 14'7"). Bedroom four is a double bedroom with a sealed unit double glazed sky light window, ceiling light point, central heating radiator and storage cupboard with light.

PLAYROOM

Dimensions: 4.45m x 3.89m (14'7" x 12'9"). This could alternatively be a fifth double bedroom and has a sealed unit double glazed skylight, ceiling light point and central heating radiator.



STUDY

Dimensions: 4.45m x 3.66m (14'7" x 12'0"). This could alternatively be a sixth double bedroom. Featuring a sealed double glazed skylight window, storage cupboard, ceiling light point and central heating radiator.

BATHROOM

Dimensions: 2.64m x 2.21m (8'8" x 7'3"). The bathroom features inset LED downlighters, extractor fan, majority tiled walls, tiled floor, chrome ladder style heated towel rail, fitted with a suite comprising panelled bath with chrome mixer tap incorporating hand spray, Laufen wall hung hand wash basin with chrome monobloc tap, Laufen low flush w.c. and shower cubicle with Grohe shower fitting.

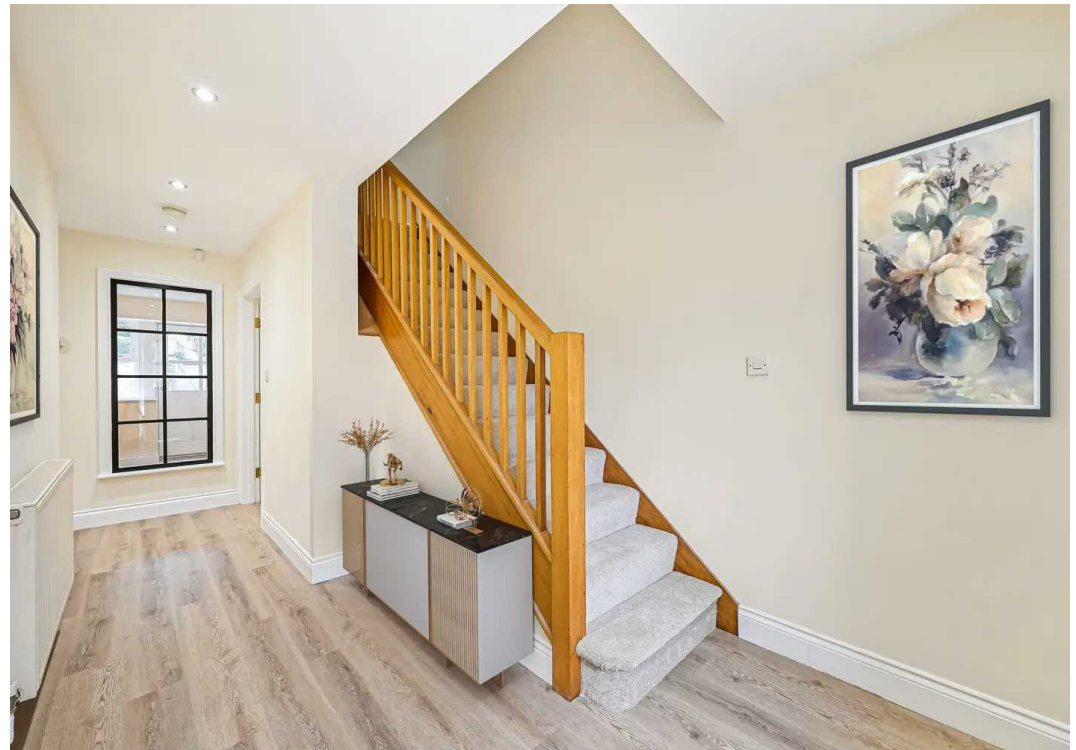




EXTERNAL

Externally to the rear of the property there is an enclosed lawn garden together with stone pathway providing access to the sitting room. There is also a flagged patio which can be accessed from the living room. And a timber garden store. Externally to the front there is a tarmac hard standing which can provide additional off-road parking together with two parking spaces.





ADDITIONAL DETAILS

It should be noted that the property has gas fired central heating, double glazing, timber sealing.

DIRECTIONS

Proceed out of Brighthouse up Halifax Road and continue until reaching the lights at Hipperholme. At the lights turn right and then immediately right onto Wakefield Road passing the park on the left-hand side where Pear Tree Close will eventually be found on the left-hand side. Turning into Pear Tree Close, follow the road around to the left where the property will be found on the left hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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