

MARSH & MARSH PROPERTIES

219 Wakefield Road, Lightcliffe, HX3 8TZ

£245,000



If you are looking for that “special something”, a property that immediately gives you “that feeling” from the moment you walk through the door, this will be the house for you. This two bedroomed, end of terrace, cottage has undergone a complete renovation to create a stylish and modern property; ideal for a professional couple or anyone looking for a smart home. The house features a driveway leading to a flagged area, to the rear elevation, with parking for two cars. A rear garden, with patio and lawned areas, offers an ideal space to sit back and relax in a peaceful setting.

As soon as you step inside you will immediately appreciate the quality on offer with this home. From its modern and stylish décor and quality finish throughout, anyone looking for a property in a “ready to move in condition” will want to take note. With its warm and welcoming living room, well-appointed dining/kitchen, two good sized bedrooms and a beautifully finished house bathroom. The property also offers loft storage space via a pull down ladder.

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, benefitting 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.

With so much on offer and being located in the highly sought after area of Lightcliffe, this two bedroomed property is a real gem and certainly requires an internal inspection.

From the front of the property a composite door opens into the

PORCH

A welcome reception to the property, offering a barrier from the external to the internal. The porch is currently utilised as additional storage space as the owners use the rear door for the main access. With a tiled floor, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

LIVING ROOM



A beautifully presented living room, offered with a modern finish and style that fits in well with the layout of this room. An original style stone fireplace fits in well with the current style, creating an eclectic finish as well as an ideal central feature for the whole room. There is ample space for a

three piece suite and features a dual aspect nature with uPVC double glazed windows to the front and side elevations. With a carpeted floor, alcove inset bookshelves, central light fitting, double radiator and television access point.



From the living room a wooden door opens into the

DINING KITCHEN

A beautifully presented dining kitchen that creates a highly functional space. An under stairs cupboard offers additional storage, ideal for a pantry. There are laminated work surfaces to three walls in a “U” shape, all with over and under counter cupboards and drawers offering ample

additional storage. There is space to the centre of the room for a family dining table. With a range style cooker unit, extractor hood, double radiator, uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, tiled walls, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

HALLWAY

The hallway also offers access to the rear elevation via a composite door and is currently utilised as the main access route into the property

by the current owners. With a tiled floor, double radiator and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, loft access hatch (boarded loft with central light fitting), and a uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers more than ample space for a double bed along

with additional furniture. The room features two sets of fitted wardrobes to both sides of the room. A stone fireplace at one side creates a charming feature for the room. With a carpeted floor, central light fitting, ceiling spotlights, uPVC double glazed window to the rear elevation and a double radiator.

BEDROOM 2



A good sized second bedroom that also offers space for a double bed. With a wood laminate floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

BATHROOM

A beautifully presented house bathroom that makes excellent use of the space on offer to create highly functional room. With a panel bath, washbasin, close coupled toilet, corner shower cubicle, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, ceiling inset spotlights, tiled floors and tiled walls.



GARDENS



To the rear of the property are the spacious gardens, with a patio and decked area to the edge of the property that borders the large wooden hut. An ideal place to sit back and relax on an evening or have a barbeque. To the edge of the decking is a spacious flagged area that leads to the



lawn to the rear of the garden.

PARKING

A driveway leads down to the flagged area that offers parking for two cars.

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.

TO VIEW

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

LOCATION

What3words: [///jars.skinny.stream](https://www.what3words.com/#!/jars.skinny.stream)

Google Plus Code: P6F7+JW5 Halifax

For sat nav users the postcode is: HX3 8TZ

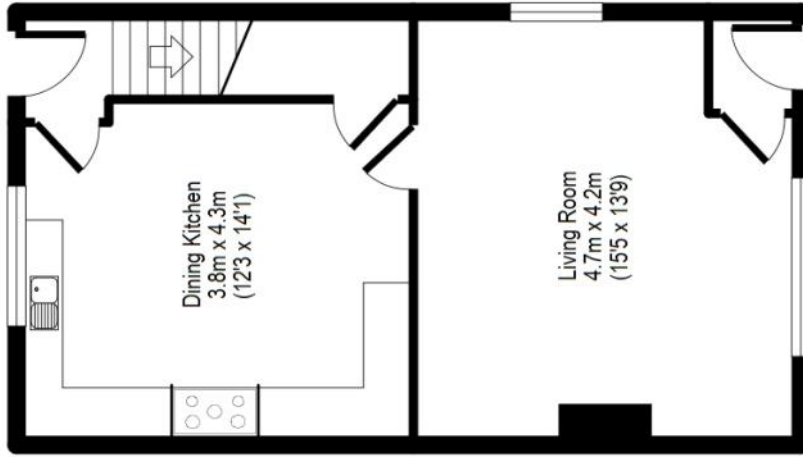
MORTGAGE ADVICE

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.

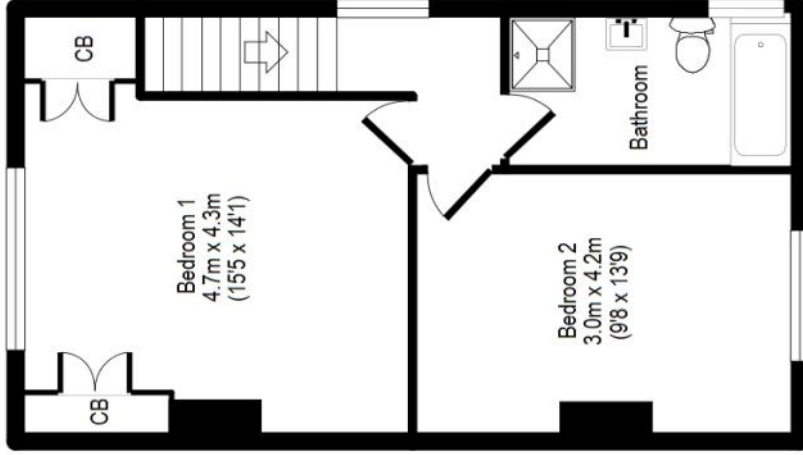
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Ground Floor



First Floor

80 sq. m / 859 sq. ft.

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. All images and dimensions are not intended to form part any contract or warranty.

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