

# MARSH & MARSH PROPERTIES

240 Wakefield Road, Lightcliffe, HX3 8TZ

£249,950



In a rare offering we are proud to bring to market this three bedroomed, semi-detached, property; situated on the sought after Wakefield Road, in the well regarded Lightcliffe village. This property is the ideal family home, or property for a professional couple or individual, and offered with the added advantage of NO CHAIN. Due to the large front garden this property is set back from the roadside and has enhanced kerb appeal. The garden borders the long front driveway offering parking for 2 cars. To the rear of the property is a low-maintenance patio garden creating an ideal place to sit back and relax.

Internally the property has a fantastic amount of potential, offered in good condition; the perfect place to put your own stamp onto. With its light and bright living room, spacious dining room, large solid built conservatory, well-appointed kitchen, three good sized bedrooms (two with space for a double bed and featuring fitted wardrobes), shower room and loft storage space. Just step inside and you will immediately be impressed with this charming home.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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This property has fantastic regional transport connections; with the M62 motorways just 10 minutes' drive away (offering quick routes to Leeds, Bradford and Manchester). Brighouse and Halifax town centres are just a short drive away and both offer good train connections, with excellent rail links, including access to the Grand Central train service. Hipperholme village centre is just 3 minutes' drive away, providing access to its varied shops, services and restaurants. The property is within the catchment areas of good primary and secondary schools, all within walking distance.

Owing to the whole host of features on offer with this property, all offered with NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

A welcoming reception as you step inside the property, the hallway features a carpeted floor, cornice to ceiling and wall mounted light fittings.

From the hallway a wooden door opens into the

### LIVING ROOM



Bathed in natural light the living room benefits from a large uPVC double glazed bay window, to the front elevation, overlooking the front garden. The room offers ample space for a three piece suite along with additional furniture. A gas fireplace, on a granite hearth with a granite mantelpiece, creates the ideal central feature. With a central light fitting, wall mounted light fittings, cornice to ceiling, ceiling rose, carpeted floor, double radiator and television access point.



To the rear of the living room a sliding door provides access to the

### DINING ROOM



A spacious family dining room that offers ample space for a six seater dining table along with additional furniture. With a central light fitting, cornice to ceiling, carpeted floor and double radiator.

From the rear of the dining room a set of double glazed doors open into the

### CONSERVATORY



The rear conservatory/sun room is a solid construction and creates the ideal, year-round, seating area that provides a vantage point of the rear garden. The conservatory offers access to the rear garden via its uPVC double glazed French doors. With a carpeted floor, numerous wide

uPVC double glazed windows, wall mounted light fittings and a double radiator and television access point.

From either the hallway or dining room, wooden doors provide access to the

### KITCHEN



A well laid out and highly functional kitchen. There are laminated work surfaces in a "U" shape, all with over and under counter cupboards and drawers, offering plenty of work space. To the rear of the room is a pantry cupboard offering additional storage space. A uPVC double glazed door opens to the side elevation providing access to the gardens and the driveway. With an integrated hob, integrated oven, stainless steel extractor hood, plumbing for a washing machine, splashback tiling, wood laminate flooring, ceiling inset spotlights, fitted fridge, fitted freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

### LANDING

With a uPVC double glazed window to the side

elevation, carpeted floor, wall mounted light fitting and a loft access hatch with pull down ladder.



From the landing wooden doors open into

### BEDROOM 1



A spacious master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. A large set of sliding cupboards offers additional storage space. A uPVC double glazed window, to the rear elevation, overlooks the gardens. With a carpeted floor, central light fitting, single radiator and cornice to ceiling.

### BEDROOM 2



A similar sized second bedroom, again offering space for a double bed along with additional bedroom furniture. With a set of fitted wardrobes, uPVC double glazed window to the front elevation, carpeted floor, central light fitting, single radiator and cornice to ceiling.

### BEDROOM 3



A good sized third bedroom that would be ideal for a child's room, guest bedroom or work from home office. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, single radiator and cornice to ceiling.

## SHOWER ROOM



A well laid out family shower room that makes excellent use of the space on offer to create a highly functional room. With a corner shower cubicle, close coupled toilet, counter inset washbasin, single radiator, frosted uPVC double glazed window to the rear elevation, carpeted floor, mermaid board splashbacks and ceiling inset spotlights.

## GARDENS



To the front of the property are the large and long patio and flower bed gardens. A fantastic addition that not only enhances the kerb appeal of the house but also increases privacy and sets the property back from the roadside. The front

garden borders the driveway creating a charming reception.



To the rear is a well maintained flagged patio garden and raised flower bed border. This creates

the ideal place to sit back and relax or to have a barbeque. To the rear corner is a garden shed offering additional storage space.



### **PARKING**



The front driveway 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: [///liked.repair.finest](#)

Google Plus Code: P6F8+F73 Halifax

For sat nav users the postcode is: HX3 8TZ

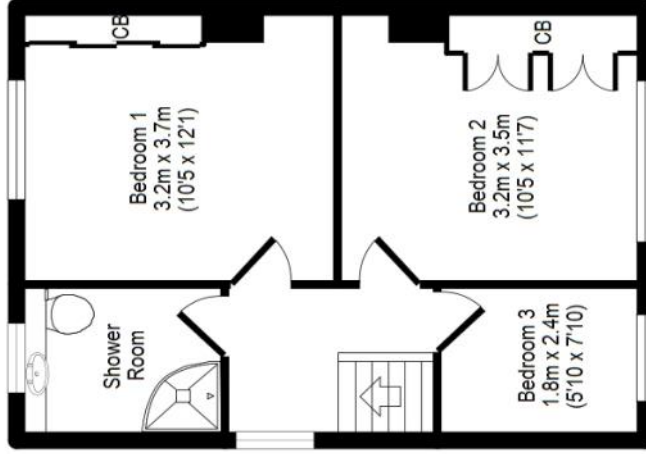
### **MORTGAGE ADVICE**

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 932 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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