

# MARSH & MARSH PROPERTIES

190 Wakefield Road, Lightcliffe, HX3 8TP

£295,000



A real cottage, with a “cosy cottage” feel, situated in the desirable residential location of Lightcliffe. This newly renovated and immaculately presented, stone built, Grade II listed property, situated on Wakefield Road, is pleasantly spacious and in very good condition throughout, presenting any prospective buyer the opportunity to move in immediately with no work required. This property is also offered with the added benefit of NO CHAIN. It also has the added benefit of private, covered, parking to the side of the row of houses and with a small passage granting access to the garden. At the rear of the property is a truly stunning south facing garden. This sun trap is an ideal, manageable, garden; fully enclosed with patio and lawn sections.

Internally, the property - having undergone an extensive renovation throughout - offers a beautifully presented space with a modern style and décor that is well received from the moment you step inside. If you are looking for that special something, offering a modern living style but in a cosy cottage setting, this will be the house for you. With its newly built porch, spacious living room, open plan dining kitchen, ground floor WC and combined utility room, three bedrooms (two offering ample space for a double bed), house bathroom and storage cellar. Just step inside and you will immediately fall in love with this gorgeously presented home.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

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

Owing to the whole host of fantastic features on offer an appointment to view is essential in order to fully appreciate everything this house has to offer.

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

#### **PORCH**

A newly added porch creates the perfect barrier from the external aspect to the internal. The porch also provides the perfect storage space for coats and shoes. With a matted floor, wall mounted coat hooks, ceiling inset spotlights and a single radiator.

From the porch a wooden door opens into the

#### **LIVING ROOM**



This spacious and open living room creates the ideal greeting as you step inside the main house. Its neutral colour scheme blends well with the beamed ceiling to create a modern and stylish living area with an eclectic feel. The room provides ample space for a three piece suite along

with additional furniture. With a high quality laminate flooring, double glazed windows, two double radiators and a television access point.



From the rear of the living room a large opening leads into the

#### **DINING KITCHEN**

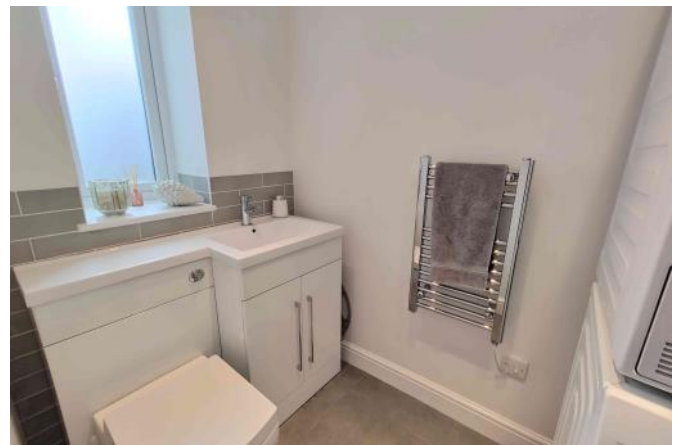
The real pièce de résistance of the property is the large, open and recently extended dining kitchen. Having been expertly designed and finished the dining kitchen is the perfect communal space for entertaining or family meals and offers ample space for a large dining table. Its large set of double glazed bi-folding doors, to the far end, creates a beautiful outlook over the gardens to

the rear. The room benefits from ample natural light owing to six Velux windows that, with the bi-folding doors, bathe the whole room in natural light. There is a large amount of cupboard storage space to one side with a long work surface to the opposite side offering ample work space. With an integrated dual oven, integrated hob, extractor hood, fitted dishwasher, fitted fridge/freezer, large tiled floor, ceiling inset spotlights, wall mounted light fittings, under cupboard lighting, double radiator and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

### UTILITY ROOM / WC



A highly useful addition to the property, the utility room / WC offers ground floor facilities. With a close coupled toilet, counter inset washbasin, stainless steel towel radiator, plumbing for a washing machine, space for a dryer, frosted double glazed window to the rear elevation, tiled floor, ceiling inset spotlights and extractor fan.



From the living room carpeted stairs lead up to the

### LANDING



With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A beautifully presented and spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The bedroom benefits from overlooking the garden via its double glazed windows. With a central light fitting, wood laminate floor and single radiator.

### BEDROOM 2

A generous second bedroom that offers a feature beamed ceiling offering a real cottage style. The second bedroom again offers space for a king

sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed window to the front elevation and single radiator.



### BEDROOM 3



An ideal guest bedroom, work from home office or child's bedroom. With a wood laminate floor, central light fitting, double glazed window to the rear elevation and single radiator.

### BATHROOM

A beautifully presented house bathroom that makes excellent use of the space on offer to create a modern and highly functional space. With a panel bath, over bath rainfall shower, glass

splash guard, counter inset washbasin, close coupled toilet, frosted double glazed windows, tiled floors, tiled splashbacks, ceiling inset spotlights, stainless steel towel radiator and extractor fan.



From the living room a wooden door opens onto stone steps that lead down to the

### CELLAR

A good sized cellar that provides an excellent amount of storage space. The cellar has plumbing for a washing machine and spare power outlets for an extra fridge/freezer. With stone corner counter and central light fitting.

### GARDENS



At the rear of the property is a beautifully presented south facing garden. From the edge of the property is an elevated patio, ideal for a barbeque. A series of stone steps lead down to a second lawned section. The garden has a border

wall with flowerbeds. In the rear right hand corner of the garden there is a wooden gate that leads onto the pathway to the car port. The rear garden is fully bordered by a stone wall and wooden fence, creating a secure and private area, ideal for pets and children to play safely.

At the front of the property there is a bordered shrub garden that adds to the kerb appeal of the property. The front garden borders the pathway to the front door and is accessed by a wooden gate.



### **PARKING**

At the end of the row of properties there is a passage leading to a sheltered, private, car port. (As you face the structure the bay to the left hand side belongs to the property.) The car port can also be accessed via a pathway from the rear garden.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing to the rear elevation, feature double glazing to the front elevation (in compliance to Grade II listing), aluminium bi-fold doors and gas central heating.

### **TO VIEW**

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

### **LOCATION**

What3words: ///honey.drip.hugs

Google Plus Code: P6F7+J3H Halifax

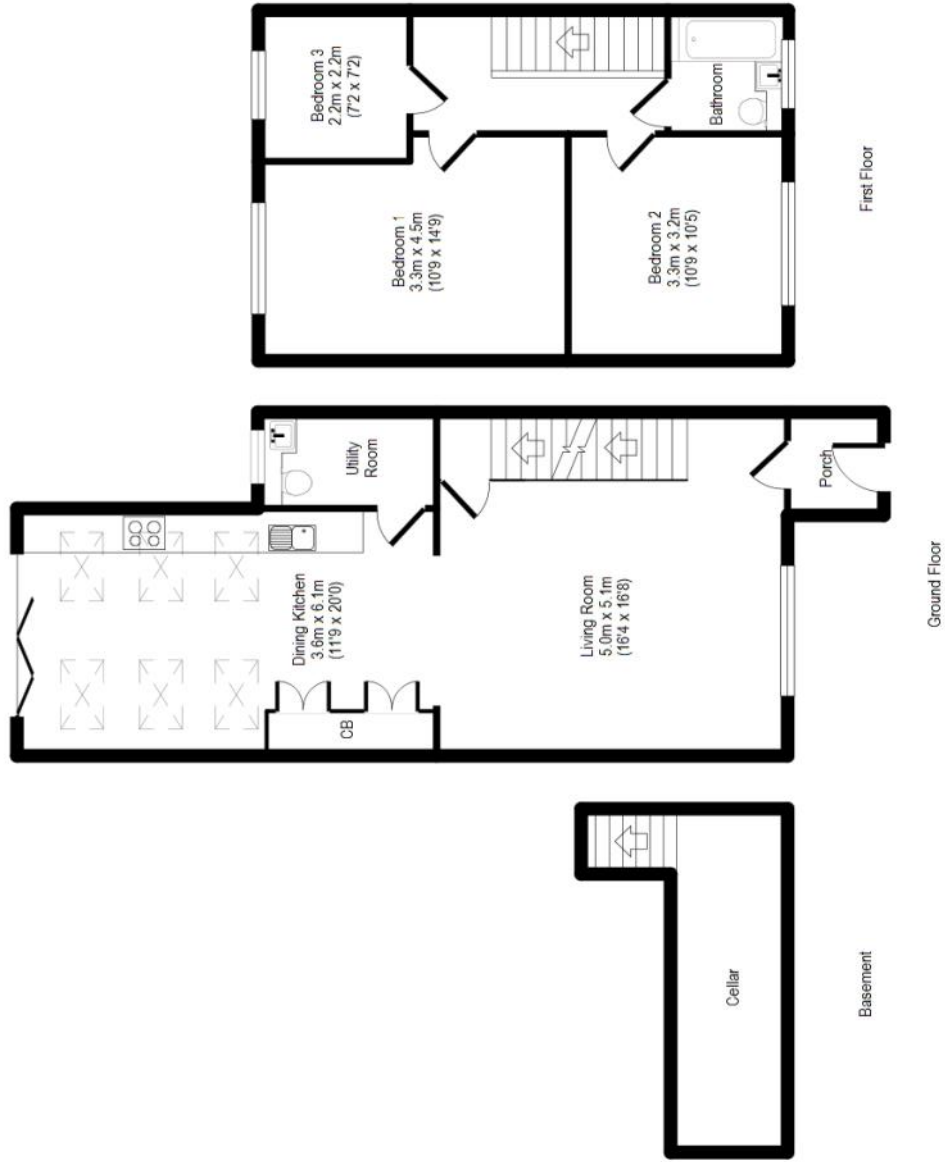
For sat nav users the postcode is: HX3 8TP

### **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.

190 Wakefield Road, Lightcliffe, HX3 8TP



102 sq. m / 1099 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.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk