

MARSH & MARSH PROPERTIES

13 Newton Close, Lightcliffe, HX3 8FP

£350,000



Tucked away in a sleepy little nest of houses, surrounded by trees and fields, is this charming and well regarded premier estate. Situated in the heart of Lightcliffe village, this four bedroomed, semi-detached, property presents the ideal opportunity for you to own the perfect family home. On arrival, you will notice the immaculate presentation of this home, with its charming frontage with a small front lawn and pathway leading to the front door. The property also benefits from a driveway offering space for up to two cars, with an additional parking space provided by the single garage to the rear of the drive. To the rear of the property is a beautifully presented patio and artificial lawned garden that creates the ideal place to sit back and relax. From the moment you arrive you will immediately begin to fall in love with this beautiful home.

If the external aspect was something that inspired, the internal will certainly continue to impress. The property is offered with a modern décor and style throughout that has been finished to a high standard and, therefore, offering the opportunity to move in with little to no work required. With its large and spacious living/dining room, well-appointed kitchen, ground floor WC, three bedrooms to the first floor, house bathroom and a master bedroom on the top floor that benefits from an en-suite. This property has plenty on offer that will certainly suit any growing family, professional couple or someone looking for that special something.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

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.

Owing to the fantastic number of features on offer with this beautifully presented, modern style, family home, an appointment to view is essential.

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

HALLWAY



A well-presented entrance hallway that offers the ideal reception as you step inside the property. With its Invictus luxury vinyl floor, double radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING / DINING ROOM



A beautifully presented, light, bright and open living area that creates the ideal family communal space. A large uPVC double glazed bay window, with French doors, that overlooks the rear garden, bathes the whole room in natural light. Three central light fittings offer ample additional lighting for the room. There is plenty of space for a three-piece suite along with additional furniture, in addition to a large family dining table to the far end. The room also benefits from a large cupboard storage space to one side of the room. A remote controlled gas fire, on a tiled hearth and with a wooden mantelpiece, creates the ideal central feature for the property. With Invictus luxury vinyl flooring, two single radiators and a television access point.

KITCHEN

A neatly presented kitchen that offers a fantastic work space for any culinary enthusiast. The room receives plenty of natural light from its own uPVC double glazed bay window to the front elevation, in addition to the ceiling inset spotlights and under cupboard lighting. There are laminated work surfaces to two sides of the room, all with

over and under counter cupboards and drawers. With an integrated double oven, integrated hob, stainless steel extractor hood, single radiator, integrated washing machine, plumbing for a dishwasher, glass splashbacks, vinyl flooring, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



WC



A highly useful addition to the property offering ground floor facilities with a close coupled toilet, pedestal washbasin, single radiator, central light fitting, vinyl floor, tiled splashbacks and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, central light fitting and cupboard storage space.

From the landing wooden doors open into

BEDROOM 2



A generous bedroom that offers more than ample space for a double bed along with additional bedroom furniture. With a central light fitting, uPVC double glazed window to the rear elevation, carpeted floor and single radiator.

BEDROOM 3



Another generous bedroom that again offers space for a double bed along with additional bedroom furniture. With a central light fitting, uPVC double glazed window to the front elevation, carpeted floor and single radiator.

BEDROOM 4

Currently utilised as a large work from home office, the fourth bedroom would be ideal for a guest room or child's bedroom. With a central light fitting, uPVC double glazed window to the rear elevation, wood laminate floor and single radiator.

BATHROOM

A well laid out house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, frosted uPVC double glazed window to the front elevation, towel radiator, central light fitting and extractor fan.



From the landing a series of carpeted stairs leads up to a wooden door that opens into the

BEDROOM 1



This rather large, open and spacious master bedroom offers a generous amount of space. The room features ample room for a king-sized bed along with additional furniture. To the rear corner is the perfect place for a walk-in style wardrobe and dressing area. The room is well illuminated via a central light fitting in addition to two Velux windows to the rear elevation. With a carpeted floor, two single radiators and a television access point.

From bedroom one a wooden door opens into its

EN-SUITE



A neatly laid out en-suite that makes excellent use of the space on offer. With its corner shower cubicle, pedestal washbasin, low flush toilet, vinyl floor, tiled splashbacks, towel radiator, Velux window, central light fitting and extractor fan.

GARDENS



To the rear of the property, from the edge of the building and accessed via the French doors of the living/dining room, is a patio seating area. From the edge of the patio is an artificial lawned area that leads down to a flagged patio seating area. The patio area also has a summer house to the

rear corner offering a charming place to sit back and enjoy the rear garden. Behind the garage is a further seating space offering a private nook. The garden is fully enclosed by wooden fence and gated creating an ideal place for children and pets to play, featuring electric lights on a timer.



PARKING



To the side of the property is a driveway offering parking for two cars. A single garage to the rear of the drive offers an additional secure parking space.

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: [///margin.cubs.risks](#)

Google Plus Code: [P6G3+8MR](#) Halifax

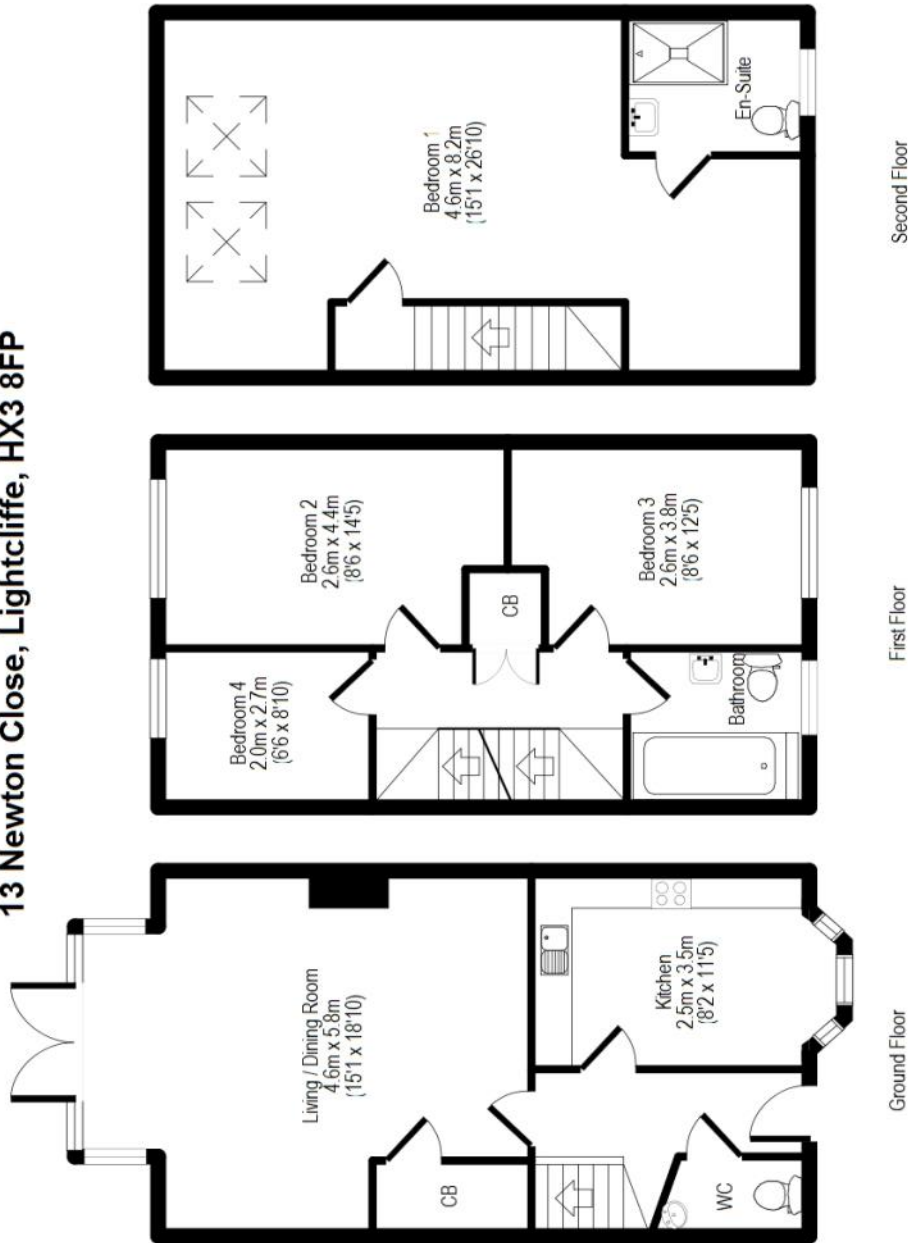
For sat nav users the postcode is: HX3 8FP

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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APPROX GROSS INTERNAL FLOOR AREA: 117 sq. m / 1256 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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