

# MARSH & MARSH PROPERTIES

108 Wakefield Road, Lightcliffe, HX3 8TH

£237,500



A beautifully presented Grade II listed building, nestled in the heart of Lightcliffe. This stone built terrace property boasts pleasant surroundings with other buildings of similar style and in close proximity to the beautiful St Matthew's Church, being a village centrepiece since 1875, creating a stunning backdrop. There is off road parking to the rear of the property for two cars. To both the front and rear of the property are low-maintenance gardens, all enclosed and offering an ideal place to sit out and relax, all enhancing the kerb appeal of the property.

Internally the property is offered in a neutral and modern style throughout and presents any prospective buyer the opportunity to move in with little work required. With a highly functional kitchen area, welcoming living room, two good sized bedrooms, house bathroom and large cellar providing ample storage space. Anyone looking for a property that is feature rich and with modern internal décor, whilst still displaying some fantastic original features, will find this property of special interest.

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

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The property benefits from being located in a quiet setting, with fields to the rear of the building, whilst being within walking distance of Hipperholme Village centre. The property offers quick access to the M62 motorway (10 minute drive) providing easy routes to the major cities of Leeds, Bradford and Manchester. Both Brighouse and Halifax train stations offers excellent local rail services and access to the Grand Central train service. The local buses provide regular services into all surrounding towns. The property is also within the catchment areas of good primary and secondary schools, in addition to being within walking distance of the highly regarded Hipperholme Grammar School.

Anyone looking for a property steeped in local history, offered with NO CHAIN and in a highly desirable location, will find something of interest here. Internal viewing is highly recommended to fully appreciate this desirable and yet compact property.

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

### HALLWAY

A neat and welcoming reception into the property. With a carpeted floor, single radiator, central light fitting and wall mounted coat hooks.

From the hallway an opening leads into the

### LIVING ROOM



A warm and inviting living room that has a traditional feeling from its beamed ceiling. The windows to the front and rear elevations, with the rear benefitting from a door opening into the rear garden, bathe the whole room in natural light and

create a charming dual aspect. A traditional style gas fireplace creates a natural central feature for the whole room, with its tiled hearth and wooden mantelpiece. With carpeted floor, double radiator, ceiling inset spotlights and TV access point.



From the living room a wooden door opens into the

### KITCHEN



The kitchen makes excellent use of the area on offer to create a highly functional workspace. The kitchen overlooks the rear garden from its rear facing window. With an integrated hob, integrated oven, stainless steel extractor hood,

laminated work surfaces, tiled flooring, ceiling inset spotlights, splashback tiling, over and under counter cupboards, space for a fridge, stainless steel sink and stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor, skylight, wall mounted light fittings and a beamed ceiling.

From the landing wooden doors open into

### BEDROOM 1



A good sized master bedroom that offers space for

a double bed. The alcove, to one side of the room, offers the ideal dressing area. With double radiator, window to the front elevation, beamed ceiling, feature cast iron fireplace, central light fitting, wall mounted light fitting and a carpeted floor.



### BEDROOM 2



A generous second bedroom that offers ample space for a double bed. With single radiator, window to the rear elevation, beamed ceiling, feature cast iron fireplace, central light fitting and a carpeted floor.

### BATHROOM



A well-appointed bathroom with a modern style

décor throughout. With panel bath, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, wood laminate flooring, full height splashback tiling, well illuminated via ceiling inset spotlights, double glazed Velux window and bulkhead inset cupboards.

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

## CELLAR



A rather spacious and two part cellar that offers a fantastic amount of storage space to one side and a utility area to the other. The rooms have their own light fittings and benefit from stone shelving storage spaces. With plumbing for a washing machine and power outlets.

## GARDENS



To the front of the property, bordering the front flagged pathway, is a spacious slate garden, bordered by a stone wall creating a charming kerb appeal whilst simultaneously enhancing the privacy of the property.



To the rear of the property is a charming, low-maintenance, patio garden that offers the ideal place to sit back and relax or to have a barbeque. The garden is bordered to both sides and offers access to the parking area.

## PARKING



To the rear of the property is 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: ///guess.rated.dragon

Google Plus Code: P6F4+WGM Halifax

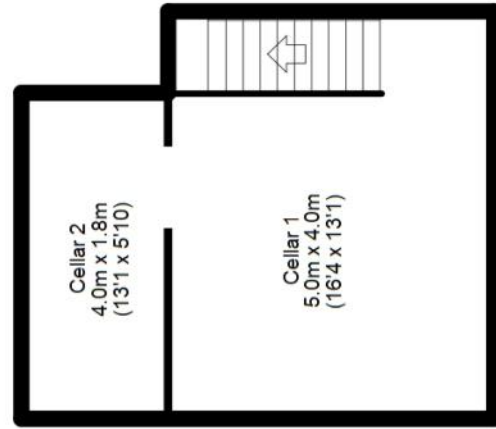
For sat nav users the postcode is: HX3 8TH

## **MORTGAGE ADVICE**

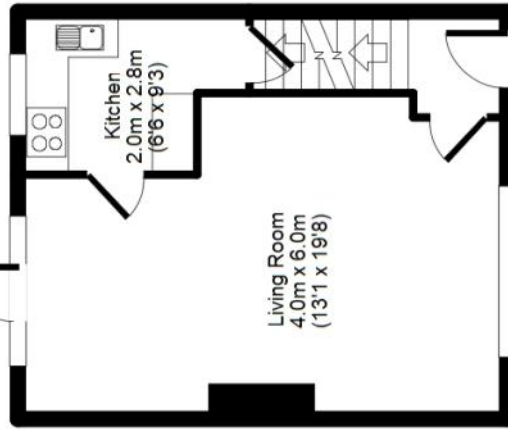
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

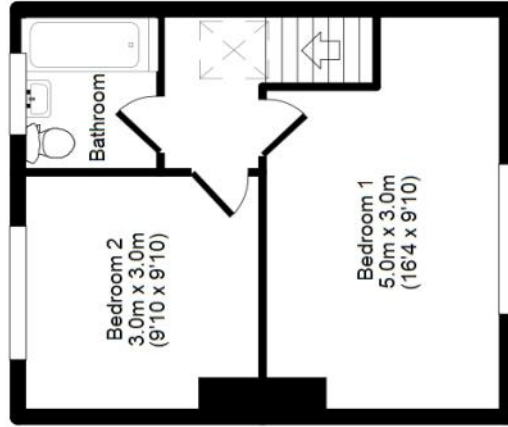
# 108 Wakefield Road, Lightcliffe, HX3 8TH



Cellar



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 938 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.

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