

MARSH & MARSH PROPERTIES

13 Westfield, Wakefield Road, Lightcliffe, HX3 8AS

£399,950



If you have been looking for a perfect family home, located in the highly sought after Lightcliffe Village, an impressive and imposing property, situated in one of the sought after Victorian style terraces, this will certainly be the property for you. This four bedroomed property benefits from a charming and well-maintained lawned and patio garden, to the rear elevation, offering the ideal place to sit back and relax or for children and pets to play in a secure setting. A patio garden, to the front elevation, leads onto the ample on-street parking. A charming property that offers a welcoming reception from the moment you arrive.

As you step inside you will notice the impressive nature of the property continues, all with large rooms throughout, that lends itself to the busy lifestyle of a modern family. The house is offered with a neutral and modern décor throughout which, therefore, offers the potential for any prospective purchaser to move in with little to no work required. With its large living room, open plan and spacious dining kitchen, four double bedrooms (located over two floors and one with en-suite), family bathroom and a storage cellar.

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

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The property's location offers quick and easy access to the excellent local services of Hipperholme, including its superb restaurants, bars and shops. It also benefits from being within the catchment areas of an outstanding primary and good secondary school and within short walking distance of Hipperholme Grammar School. This house has the advantage of unparalleled transport links to the local area and beyond; with quick and easy access to Brighouse and Halifax, as well as routes onto the M62 motorway to Leeds and Bradford and Pennine connections to Manchester.

Owing to the impressive nature of this property, its spacious internals and charming gardens, all offered for a realistic asking price, an appointment to view is essential in order to fully appreciate this family home.

From the rear of the property a substantial wooden door, with transom window, opens into the

HALLWAY



A large, wide and open hallway that offers a welcoming first impression as you step inside the property, connecting the whole of the ground floor. With a vinyl flooring, double radiator, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM

A large living room that has feature high ceilings. The moment you step into the room your eyes are drawn to the large, almost floor to ceiling, uPVC double glazed bay windows that overlook the gardens to the rear elevation. A wood burning

stove, set on a tiled hearth and with wooden mantelpiece, creates the ideal central feature for the room. There is also ample room for a three piece suite along with additional furniture. With a carpeted floor, picture rail, cornice to ceiling, central light fitting, double radiator and a television access point.



From the hallway a wooden door opens into the

DINING KITCHEN

A large and open plan style dining kitchen, that offers a charming flow throughout, that creates an ideal family communal space - perfect for entertaining. To one side of the room is the dining space, ideal for a large family dining table along

with additional furniture. This area also features a wood burning stove, set on a tiled hearth and with wooden mantelpiece. The dining area features a wooden floor, uPVC double glazed window to the front elevation, wooden flooring, central light fitting, cornice to ceiling and double radiator.



The kitchen area - to the opposite side of the room - features laminated work surfaces, with over or under counter cupboards and drawers, to three walls. With space for a cooker unit, central light fittings, tiled flooring, tiled splashbacks, plumbing for a dishwasher, uPVC double glazed window to the front elevation, 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

UTILITY ROOM

A fantastic addition to the property offering storage space for coats and shoes. The utility room has plumbing for a washing machine and space for a dryer. With a central light fitting and Velux window.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, central light fitting, cornice

to ceiling and double radiator.

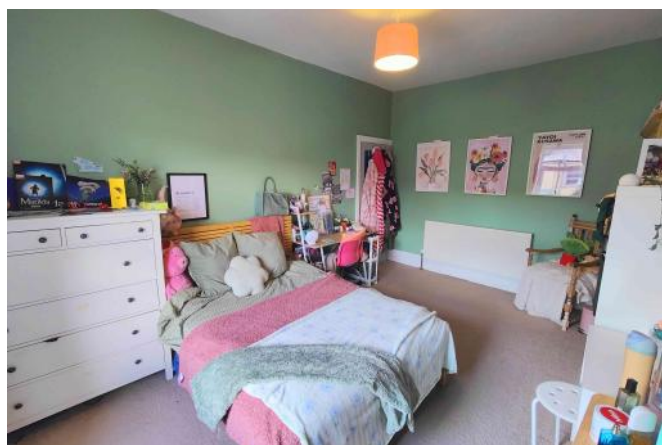
From the landing wooden doors open into

BEDROOM 1



A large master bedroom that can accommodate a king sized bed along with additional furniture. The bedroom benefits from views overlooking the rear garden from its large uPVC double glazed window. With a carpeted floor, picture rail, cornice to ceiling, two central light fittings and a double radiator.

BEDROOM 2



Another good sized bedroom that can again accommodate a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

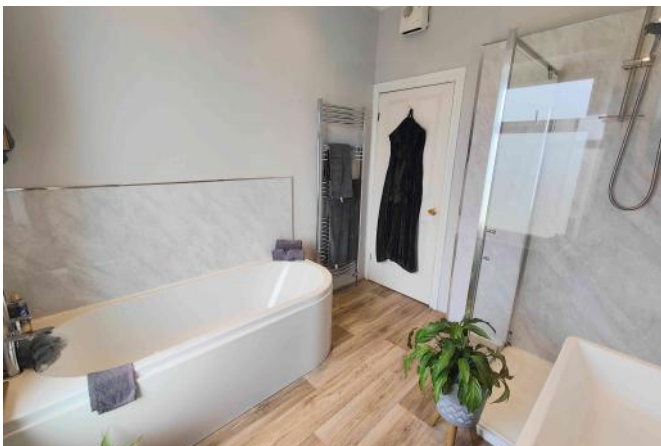
BEDROOM 3



A very good sized third bedroom, again accommodating a king sized bed and benefitting from a set of fitted wardrobes. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.



BATHROOM



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

From the landing a wooden door opens onto a carpeted staircase that leads up to

BEDROOM 4



Separated into two rooms, one being the main bedroom and one that is an ideal multi-purpose space; the fourth bedroom can accommodate a double bed along with additional furniture. With a carpeted floor, beamed ceilings, double radiator, dual Velux windows and central light fittings.

From bedroom 4 a wooden door opens into its

EN-SUITE

A neatly laid out shower room that features a

shower cubicle, tiled floor, close coupled toilet, washbasin, towel radiator, splashback tiling, window for secondary light from the ante-room, beamed ceiling and ceiling inset spotlights.



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

CELLAR

An ideal storage cellar that features a concrete floor, central light fitting and power outlets.

GARDENS



To the front of the property is a flagged patio garden; creating a charming kerb appeal and offering a sheltered space to sit back and relax.



To the rear of the property is a beautifully presented, enclosed and private garden that is a real sun trap. From the edge of the property is a patio seating space, ideal for sitting out. From the

edge of the patio is a lawned garden, perfect for children and pets to play, that runs to the other side of the garden and features a shed at one corner.

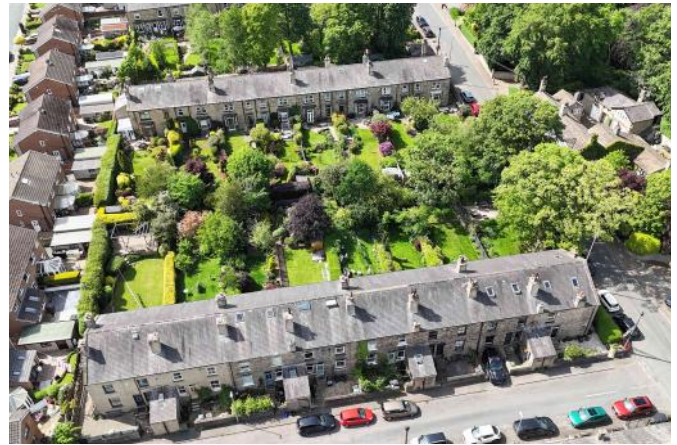


At the end of the garden is a sheltered and raised patio garden with pagoda terrace seating space that creates the ideal place for a garden party or to be able to sit out in an evening. Its picturesque surrounding offers an idyllic getaway from the rush of modern life.



PARKING

To the front of the property is ample on-street parking.



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: [///stroke.cards.museum](https://www.what3words.com/#!/stroke.cards.museum)

Google Plus Code: P5FV+RQ8 Halifax

For sat nav users the postcode is: HX3 8AS

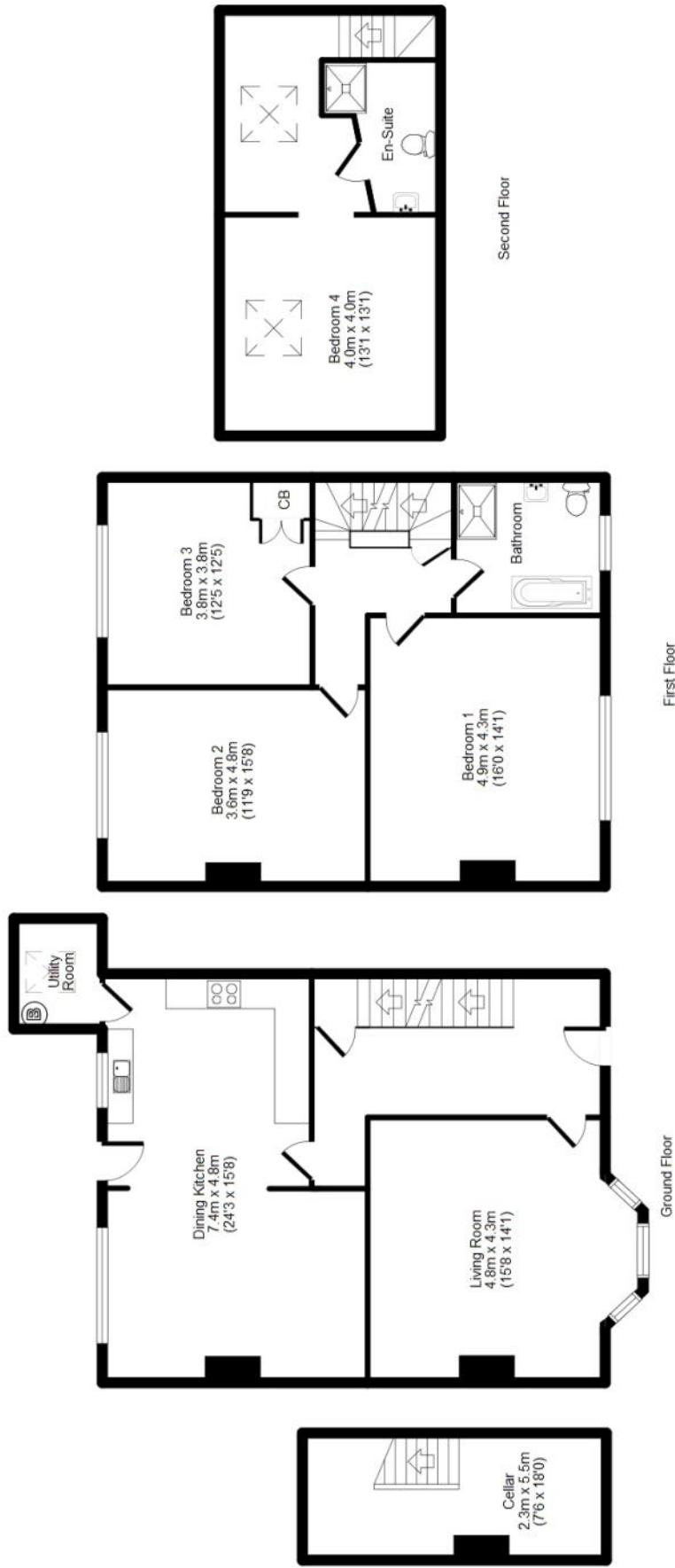
MORTGAGE ADVICE

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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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: 183 sq. m / 1966 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. © Marsh & Marsh Properties

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