

MARSH & MARSH PROPERTIES

14 Westfield, Lightcliffe, HX3 8AS

£415,000



Westfield, a highly sought after twin row of premium terraced properties, offering a generous amount of space throughout and located in a well-regarded position in the Lightcliffe village centre. If you are looking for the ideal family home, all offered with the added advantage of being with NO CHAIN, then this will certainly be the property for you. To the rear of the property is a large and long lawned and decked garden, creating the ideal backdrop to the property as well as the perfect place to sit out and relax. To the front of the property is a charming patio garden that enhances the kerb appeal and offers a welcoming reception. To the front elevation there is ample on-street parking.

Internally the property offers a very generous amount of space, all with feature high ceilings and spacious rooms, creating the perfect environment for a growing family. From the moment you step inside you immediately notice the fantastic features on offer, including the modern décor that is twinned with its original features creating an eclectic style that is fitting for the property. With its large and spacious living room, generous dining room, well-appointed kitchen, four bedrooms (all offering ample space for a double bed and situated over two floors) and a house bathroom.

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 fantastic features on offer, including the highly sought after residential location, large rooms throughout and well-presented décor, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door, with transom window, opens into the

KITCHEN



A beautifully presented and well laid out kitchen that features wooden work surfaces to three sides of the room, with the fourth wall featuring full

height cupboard storage space. The kitchen is light and bright owing to the uPVC double glazed window to the front elevation in addition to the central feature light and omni-directional ceiling spotlights. With an integrated hob, integrated oven, stainless steel extractor hood, integrated microwave, vertical modern style radiator, vinyl flooring, integrated dishwasher, fitted fridge/freezer and a 1 ½ stainless steel sink with a stainless steel mixer tap.

From the kitchen a wooden door opens into the

HALLWAY



A large, long and "L" shaped hallway that offers access throughout the whole of the ground floor of the property. A wide hall that creates a natural flow that is becoming of the size of property on offer. A wooden door, to the rear elevation, offers access to the rear garden. With a carpeted floor, central light fitting, cornice to ceiling, single radiator and dado rail.

From the hallway wooden doors open into the

LIVING ROOM



A large and open living room that offers more than ample space for a three piece suite along with

additional furniture. A wood burning stove, inset into the chimney breast and with stone hearth, creates the ideal central feature for the whole room as well as a secondary heat source. The room is bathed in natural light owing to the uPVC double glazed bay window, overlooking the gardens, to the rear elevation. With a carpeted floor, central light fitting, ceiling rose, cornice to ceiling, double radiator, picture rail and a television access point.



DINING ROOM



A rather large and impressive dining room that offers ample space for a family dining table along with additional furniture. The room features a gas stove style fireplace, situated on a stone hearth

and with marble mantelpiece, that offers a charming central feature for the whole room. To either side of the fireplace, in the alcoves, are numerous display shelves. With a carpeted floor, uPVC double glazed window to the front elevation, cornice to ceiling, picture rail and single radiator.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, dado rail, central light fitting and cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator, feature cast iron fireplace (with stone hearth and marble mantelpiece), cornice to ceiling and a uPVC double glazed window to the rear elevation, overlooking the garden, offering a charming outlook.



BEDROOM 2



Another good sized bedroom that can again accommodate a king sized bed along with additional furniture. The second bedroom also benefits from a feature cast iron fireplace feature. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting

and double radiator.

BEDROOM 3



A very generous third bedroom offering ample space for a double bed. The room has an alcove set of fitted wardrobes offering additional storage space as well as a feature cast iron fireplace. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.

BATHROOM



A well laid out and neatly presented house bathroom that is offered with a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, frosted uPVC

double glazed window to the rear elevation, central light fitting, tiled floor and tiled splashbacks.



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

BEDROOM 4



A rather large and spacious fourth bedroom that runs the full width of the property. An ideal bedroom for a teenager who needs their own space or a guest room. There is plenty of space for a double bed, wardrobes and a sitting/office area. The bedroom also offers access into the eaves for additional storage space. With a carpeted floor, two Velux windows, omni-

directional ceiling spotlights and two double radiators.

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

CELLAR

An ideal storage space that features a central light fitting, plumbing for a washing machine and a central light fitting. The boiler is housed in the rear corner of the cellar.

GARDENS



A spacious and long garden that offers the ideal backdrop to the property, the perfect place to sit out and relax. From the edge of the property is a

long lawned area that leads down to wooden steps that lead up to a raised decked seating space; perfect for relaxing, entertaining or for a barbeque.



To the front of the property is an enclosed patio space that offers a charming kerb appeal to the property.



PARKING

The property has access to 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, fitted alarm system and gas central heating.

TO VIEW

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

LOCATION

What3words: [///exact.pound.tiny](https://www.what3words.com////exact.pound.tiny)

Google Plus Code: P5FV+QRJ Halifax

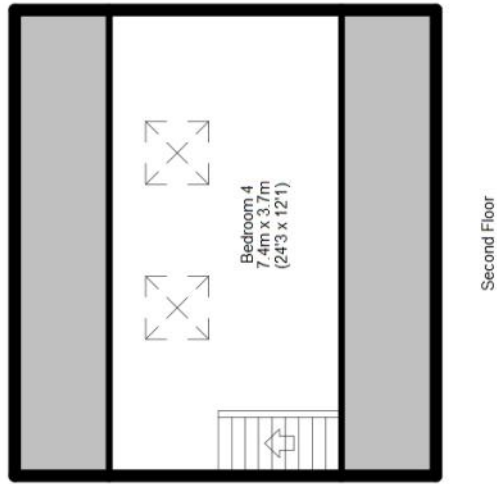
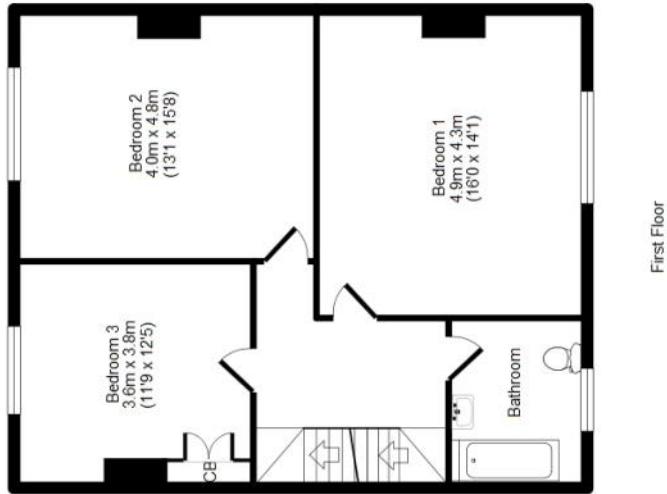
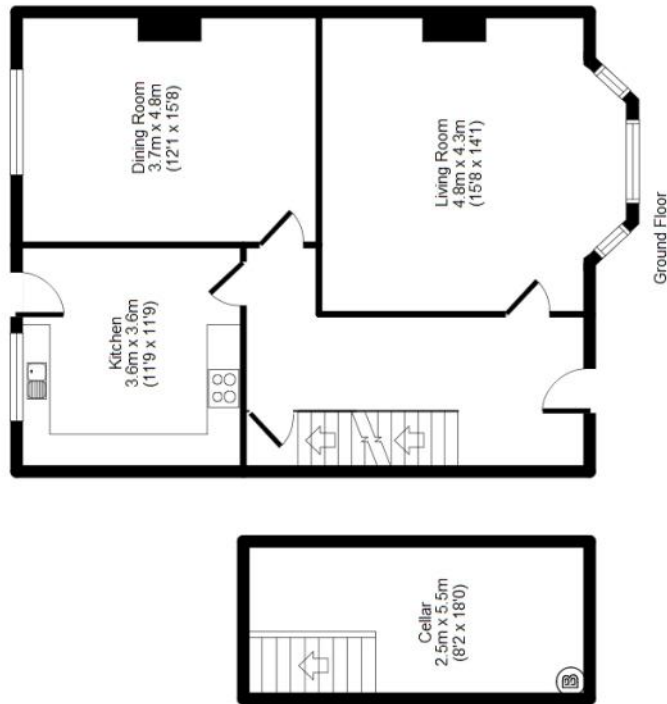
For sat nav users the postcode is: HX3 8AS

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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APPROX GROSS INTERNAL FLOOR AREA: 200 sq. m / 2157 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 & Marsh Properties

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