

MARSH & MARSH PROPERTIES

8 Westfield Avenue, Lightcliffe, HX3 8AP

£399,950



Situated on one of the most sought after areas of Lightcliffe, on a quiet and well-regarded residential street, is this extensively renovated and extended, five bedroomed, semi-detached, property. If you are looking for that rare and special something, this spacious and welcoming family home is perfectly designed to suit modern family life. The property features a private brick paved driveway for two cars, to the front elevation, that is bordered by a charming front garden offering a delightful kerb appeal. To the rear of the property is a low-maintenance patio and potted plant garden that offers the ideal place to sit out and relax.

Internally this property has so much on offer, with large rooms, neutral décor and a fantastic and well thought out layout that everyone will find of special interest. With a spacious living room, open plan sitting and dining room that leads directly into a large breakfast kitchen and utility area, rear conservatory, ground floor storage room, five bedrooms (one with mezzanine sleeping area and dressing room and two with air-conditioning), two house shower rooms and a large boarded loft storage space.

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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 number of features on offer with this property, its large internal space, highly sought after location and private parking, an appointment to view is certainly essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A spacious entrance hallway that offers a charming reception to the property. The two uPVC double glazed windows, bordering the front door, offer plenty of natural light. An under stairs cupboard houses a ground floor toilet providing convenient facilities for the property. With a double radiator, central light fitting and a wood laminate floor.

From the hallway wooden doors open into the

LIVING ROOM



A spacious and bright living room that is bathed in natural light owing to the large uPVC double glazed window to the front elevation. An electric fireplace, on a granite hearth and with wooden mantelpiece, creates an ideal central focal point

for the whole room. There is ample space for a three piece suite along with additional living room furniture. With a carpeted floor, double radiator, central light fitting and cornice to ceiling.



SITTING & DINING ROOM





A rather large and long sitting and dining room that offers charming views over the gardens to the rear elevation via its uPVC double glazed window. The room offers plenty of space for a large family dining table and a sitting area. With a wood laminate floor, two central light fittings and cornice to ceiling.

From the sitting and dining room a large opening leads directly into the

BREAKFAST KITCHEN



The real pièce de résistance of the property is the beautifully presented, large and long breakfast kitchen that is modern and stylish and features a high quality and expertly fitted kitchen. With wall

length work surfaces, with plenty of over and under counter cupboards and drawers, including a central island that also functions as a breakfast bar. With an integrated range style cooker unit, stainless steel extractor hood, ceiling inset spotlights, central down lights, uPVC double glazed window to the side elevation, uPVC double glazed door that offers access to the rear garden, integrated dishwasher, corner larder cupboard, space for a fridge/freezer, tiled flooring and an inset Belfast style sink with mixer taps.



To the rear of the breakfast kitchen is the

UTILITY AREA

A fantastic addition to the room, created by a separate section of the work surface which juts

out forming a divide between the kitchen and utility space, whilst keeping its open plan feel. The utility area also offers the ideal entrance space as it features plenty of cupboard storage for coats and shoes. With a tiled floor, plumbing for a washing machine, space for a dryer, ceiling inset spotlights, uPVC double glazed window to the front elevation, composite door and ample storage cupboards.



From the sitting and dining room a uPVC double glazed set of French doors open into the

CONSERVATORY



A fantastic addition to the property offering the ideal place to sit out overlooking the gardens no

matter the time of year. The conservatory offers access to the garden by a set of French doors. With a carpeted floor, central light fitting, ceiling fan, two single radiators and a uPVC double glazed construction.

From the hallway a carpeted staircase leads up to the

LANDING

A light and bright landing that receives plenty of natural light owing to the light tunnel to the rooftop. With ceiling inset spotlights, carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that features a vaulted ceiling with four Velux windows creating a bright and airy room. There is ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, air conditioning unit, central light fitting, vertical modern style radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 2



A split style bedroom where a mezzanine level offers ample space for a king sized bed creating a sleeping area. The lower section operates as a dressing room, featuring ample wardrobe storage, ideal for a teenager wanting their own space. With a carpeted floor, ceiling inset spotlights, wall

mounted light fittings, Velux window, uPVC double glazed window to the front elevation, and an air conditioning unit.



SHOWER ROOM 1



The first shower room is situated between bedrooms one and two offering easy access from the first two bedrooms. The shower room features a walk-in style rainfall shower, glass splashbacks, wood laminate flooring, mermaid board splashbacks, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation and radiator.

BEDROOM 3

A large third bedroom that offers ample space for

a king sized bed. The room has a wall length set of fitted wardrobes offering plenty of storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 4



A generous fourth bedroom that also could accommodate a double bed. This bedroom also features fitted wardrobes to either side of the bed. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 5

A perfect work from home office space, guest

room or child's bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



SHOWER ROOM 2



Another well-presented house shower room that offers additional facilities, ideal for a growing family. With a wood laminate floor, walk-in style shower, glass splashbacks, mermaid board walls, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and a radiator.

A loft access hatch with pull down ladder provides access to the

LOFT

A rather large loft, fully boarded and with central light fitting offering a fantastic amount of storage space.

GARDENS

To the front of the property is a brick paved potted plant and shrub garden that offers a charming kerb appeal to the property that borders the driveway.



To the rear of the property is a low-maintenance patio garden, ideal to sit back and relax in a private setting or for a barbeque.



From the garden a wooden door opens into the

STORE ROOM



An excellent addition to the property the store room features plenty of additional storage space for the property, ideal for gardening tools or furniture.

PARKING



To the front of the property a brick paved driveway offers easy access 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: [///intent.bucked.score](https://www.what3words.com/#!/intent.bucked.score)

Google Plus Code: P5FV+JPJ Halifax

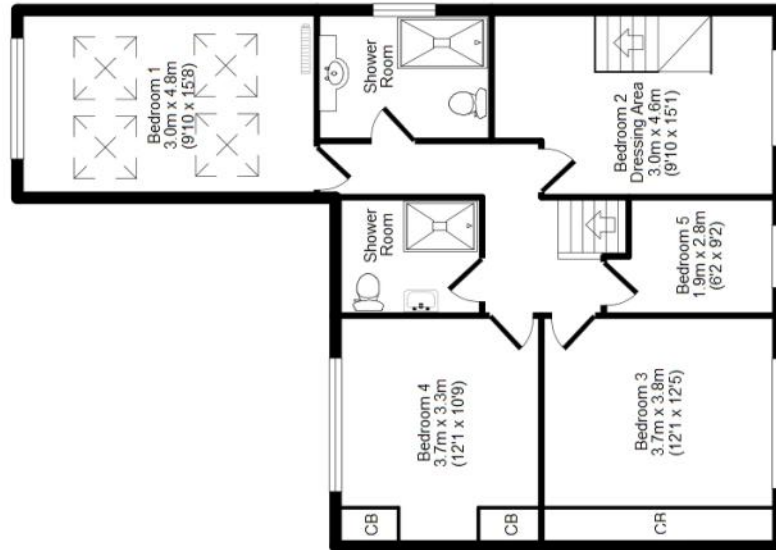
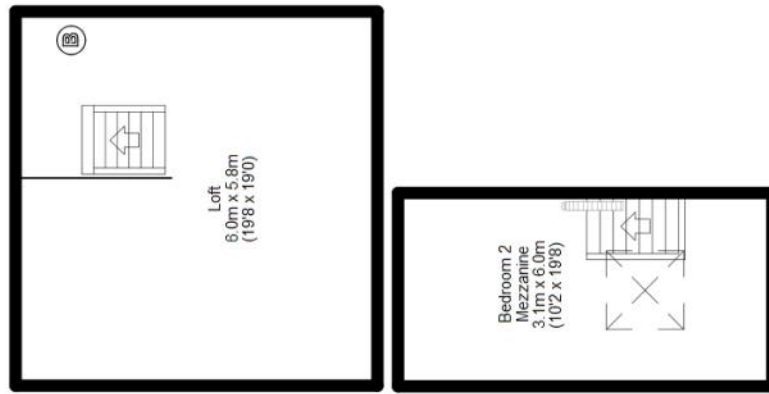
For sat nav users the postcode is: HX3 8AP

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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First Floor



Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 221 sq. m / 2375 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 of any contract or warranty.

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