

Charnock Bates

The Country, Period & Fine Home Specialist



Sunnyleigh

St Giles Road, Lightcliffe, Halifax, HX3 8BG



SUNNY LEIGH



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Lightcliffe
Halifax HX3 8BG



**DETACHED FAMILY HOME IN GOOD LOCATION –
BEAUTIFULLY RENOVATED BY THE CURRENT VENDORS**



FOUR BEDROOMS



PARKING FOR TWO CARS



PATIO AREA AND VERSATILE SPACE

Offers over: £425,000

charnockbates.co.uk





Summary

This elegant home features a welcoming entrance hall leading to two spacious reception rooms – one a cozy living area with a gas fire, the other a versatile space for dining or work. The extended kitchen, filled with natural light, boasts bespoke cabinetry, quartz worktops, a Range oven, and modern appliances, with underfloor heating for added comfort. A utility room provides extra storage and garden access, while a fully tanked cellar offers flexible additional space.

Upstairs, the main bedroom includes a charming fireplace and a stylish en-suite. A second double bedroom and a cozy single room share a luxurious family bathroom with a freestanding bath and walk-in shower. Blending period charm with modern comforts, this home is a perfect family retreat.

Externally, this beautifully designed property enjoys a well-appointed outdoor space, perfectly positioned just off the driveway. Bathed in sunlight throughout the warmer months, the garden serves as a serene retreat and a secure play area for children. A charming upper-level patio, framed by elegant dry-stone walling, creates a delightful setting for alfresco dining or morning coffee. The lower section of the garden features a lush astroturf lawn, offering a versatile space for outdoor gatherings, entertaining, or relaxation. Thoughtfully designed, this outdoor haven combines practicality with aesthetic appeal, making it a true extension of the home's living space.



Location

The property is positioned on St Giles Road ideally situated for a wide range of amenities in Hipperholme that includes a number of independent retailers along with a Tesco Express and Co-op, doctors' surgery and a number of established restaurants and traditional public houses. The area is extremely popular with families as the area boasts numerous local leisure facilities including Lightcliffe Golf Club, Brighouse swimming baths and the surrounding local countryside has numerous public footpaths and bridleways ideal for keen walkers, cyclists, and those with equestrian interests. The area also boasts excellent commuter links with access to the M62 motorway network providing road links to the northern business centres of Leeds and Manchester, whilst rail services are available from Brighouse and Halifax providing regular connecting services across the UK.

General Information

Access to this wonderful double-fronted family home is gained through a solid timber and stained-glass door. Upon entry, you are welcomed into a beautifully decorated entrance hall with decorative tiled flooring and an open, airy feel. The staircase ahead leads to the first-floor accommodation, while two reception rooms flank either side of the hallway. Straight ahead is the downstairs w/c finished with wall mounted sink.

The reception room to the left serves as the main living area, thoughtfully designed by the current vendor to create a warm and inviting atmosphere. A gas fire set within a marble surround acts as a striking focal point, while bespoke wooden window shutters provide privacy without compromising the natural light that floods the space throughout the day.

To the right, the second reception room is currently used as an office but offers excellent versatility as a dining or entertainment area. This space seamlessly connects to the newly extended kitchen and utility area, featuring built-in cabinetry and a delightful garden view.

The kitchen is a stunning highlight of the home, bathed in natural light from overhead skylights. Fully fitted with bespoke-designed base, wall, and drawer units, it boasts contrasting quartz worktops that enhance both luxury and durability.

A Range oven is housed within a striking over-mantle, adding character and maximizing storage. Additional features include an integrated dishwasher, a double Belfast sink with a mixer tap, breakfast island with integrated wine fridge and space with power provisions for an American-style fridge freezer. The kitchen is further enhanced by wet underfloor heating, ensuring comfort throughout the year.

Adjacent to the kitchen, the utility room offers convenient plumbing for a washer and dryer, along with built-in cabinetry for ample storage. This space also provides access to the external area, enhancing practicality.

Descending from the kitchen, the fully tanked cellar presents a versatile additional space. Currently used for storage, it is equipped with electricity and heating, making it suitable for use as an office or a guest bedroom.

This beautifully presented home effortlessly combines character, practicality, and modern comfort, making it a truly desirable family residence.

Rising to the first-floor accommodation where you will find two double bedrooms that look out onto the front elevation along with single bedroom and family bathroom.

The main bedroom is generously sized and features a beautifully decorated en-suite, complete with a walk-in shower, W/C, and wall-mounted sink. A charming feature fireplace adds character to the space. The second bedroom of similar size is located across the hallway and offers lovely views over the front elevation.

The family bathroom, positioned at the top of the stairs, is elegantly designed. It boasts a freestanding bath, a decorative sink, a W/C, and a walk-in shower with a built-in shower seat and niche – perfect for storage.

Adjacent to the family bathroom is the third bedroom, the space enjoys an outlook onto the garden.

This beautifully presented home effortlessly combines character, practicality, and modern comfort, making it a truly desirable family residence.















Externals

Externally, the property boasts a well-designed outdoor space situated just off the driveway. The garden enjoys ample sunlight during the warmer months, making it a perfect retreat for relaxation and a secure play area for children.

A charming patio at the upper level, framed by elegant dry-stone walling, provides an ideal setting for outdoor dining, while the lower section features an astroturf lawn, creating a versatile space for both leisure and entertainment.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

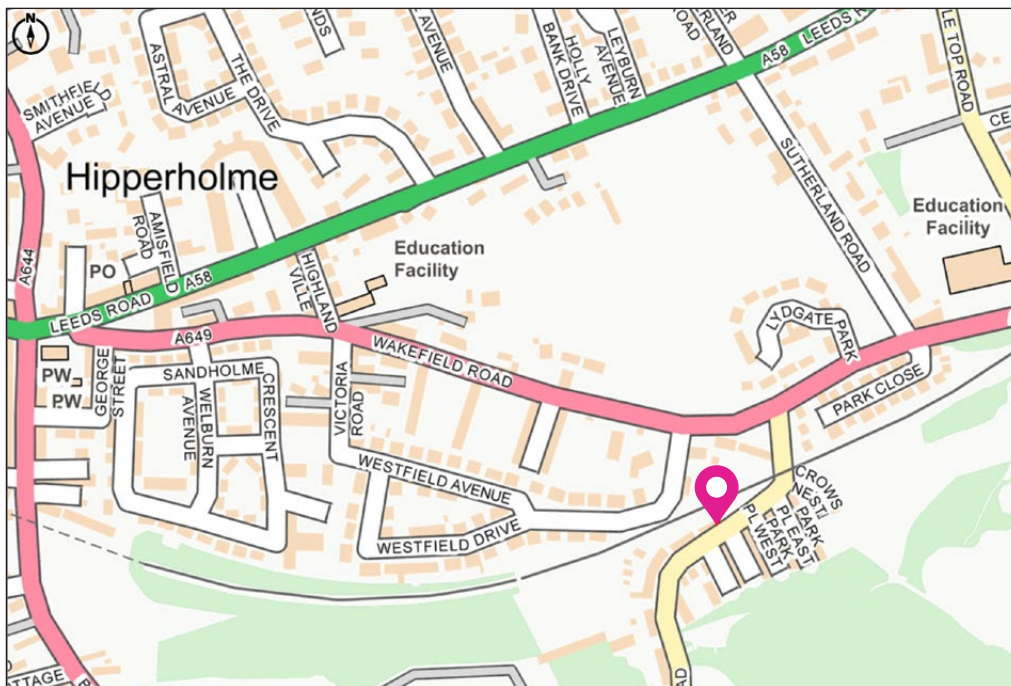
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

Head east on Lister Lane towards Stead Street. Turn left onto Cow Green/A629. Continue to follow A629. Turn left onto Orange Street/A629. At the roundabout, take the second exit onto Burdock Way/A58. Continue to follow A58 for 1.4 miles. Use any lane to turn slightly right onto Leeds Road. Continue to follow A58 for 1.2 miles. Turn right onto Wakefield Road/A649 for 0.4 miles. Turn right on to St Giles Road and the property will be in your left.

For satellite navigation: **HX3 8BG**

What.3.Words: **Fool Wire Chill**

Local Information

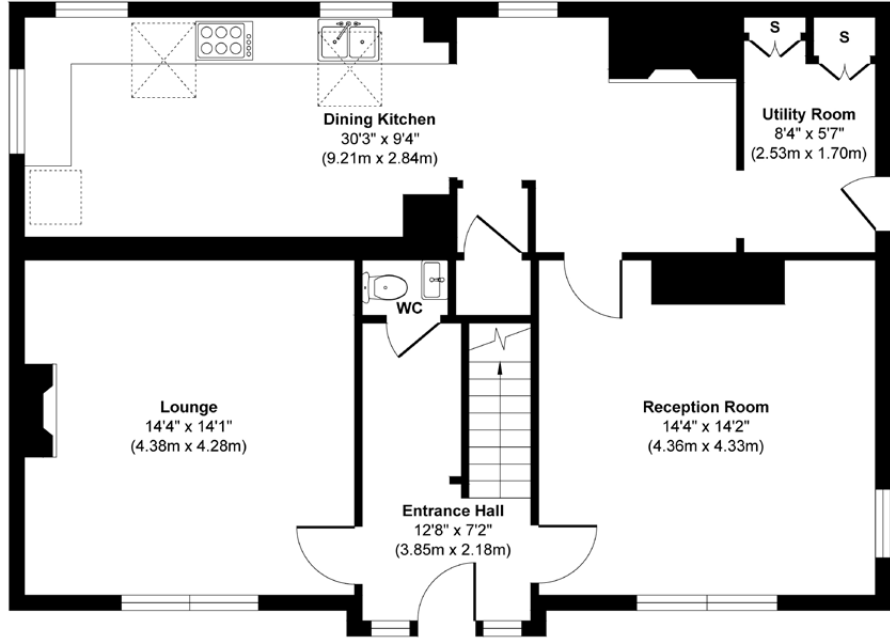
NEAREST STATIONS	Brighouse	2.0 miles
	Halifax	2.1 miles
	Low Moor	2.8 miles
NEAREST SCHOOLS	Lightcliffe Primary	0.4 miles
	Hipperholme Grammar	0.9 miles
	Lightcliffe Academy	0.9 miles
MOTORWAY NETWORK	M62, Junction 26	TBA

Property Information

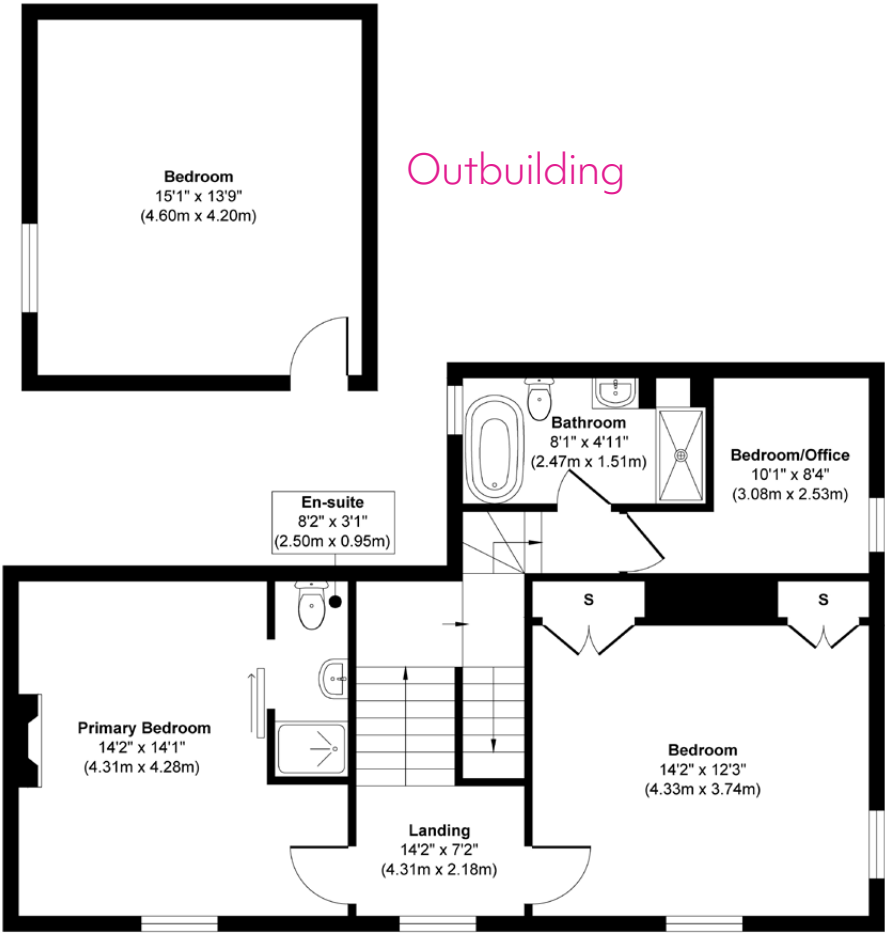
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



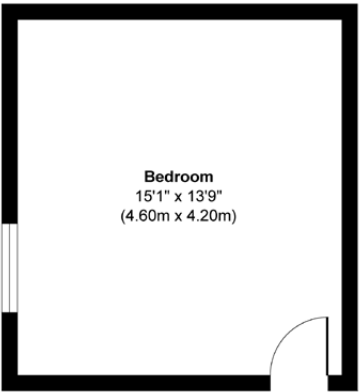
Floor Plans



Ground Floor



First Floor



Outbuilding

Total approximate floor area:
1,737 sqft (161.42m²)
(inc Outbuilding)

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