



Charnock Bates
Chartered Surveyors & Auctioneers





Greenways

34 Leyburn Avenue | Lightcliffe

An impressive, recently extended detached family residence situated within a premier location with excellent M62 access.

Comprising- entrance hall with 100 year old stained glass window, lounge (tv family room with wood burning fireplace), dining area with gas fireplace, kitchen, uniquely designed sitting area, W.C, connected utility room, guest bedroom, shower room, master bedroom suite with dressing area and en suite bathroom in a private wing, 3 further bedrooms and bathroom. Private drive, single garage and gardens.

GROUND FLOOR

- Entrance Hall
- Lounge
- W.C
- Dining Area
- Kitchen Area
- Sitting Area
- Utility Room
- Guest Bedroom
- Shower Room
- Access to the Garage

FIRST FLOOR

- Landing
- Master Bedroom Suite
- Dressing Area
- En Suite Bathroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- House Bathroom



DISTANCES

Leeds approx. 15 miles.

Manchester approx. 35 miles.

LOCATION

Lightcliffe is a popular location which is situated next to Hipperholme between the town centres of Halifax and Brighouse. It offers excellent M62 access and is in close proximity to a local bakery, library, vets, solicitors, hairdressers, green grocers, golf course, school and nursery and various other shops and public houses. There are a number of large supermarkets nearby. The rail network is in easy reach with the main Halifax station 10 minutes away or Brighouse 5 minutes away. Access to both Manchester International Airport and Leeds Bradford Airport.

GENERAL INFORMATION

The property dates back to 1930 and has been extended over the years to create a substantial family home. Many period features have been retained throughout the property to include stained glass panelled windows, stained glass panelled doors, ornate plaster mouldings to the lounge and dining room ceilings, plaster ceiling coving, dado rails and centre ceiling roses. The property combines open design for the ground floor with maximum privacy for the 4 bedrooms on the first floor.

A spacious entrance hall accesses the lounge, W.C, dining area and kitchen. A timber spindle balustrade staircase leads to the first floor landing, framed by an original stained glass window to the ceiling.

The lounge benefits from a contemporary stone fireplace with grate.

A white suite to the W.C comprising, W.C and wash basin. Fully tiled walls and floor.

The dining room has an original stained glass bay window to the front elevation. Decorative fireplace with marble inset and hearth incorporating a living flame coal effect gas fire with remote control. An open design connects to the kitchen area. The kitchen area is a superb room with multiple sitting options and it opens on to an impressive uniquely designed sitting area/multipurpose area, framed by beautiful stone arches overlooking the terrace and garden. The kitchen benefits from a range of base, drawer and eye level units incorporating a centre island breakfast bar and granite surfaces. Sink with mixer tap. The appliances include a Rangemaster oven with gas hob and extractor above. Plumbing for a dishwasher. Italian tiled floor with under floor heating.

The sitting area is situated within the newly finished extension and has impressive feature arched windows with stone surrounds looking out onto the rear garden. Doors access the shower room and guest bedroom. Italian tiled floor with under floor heating.

A contemporary suite to the shower room comprising, shower cubicle, wash basin and W.C.

The guest bedroom enjoys views across the garden. The room could be used as a playroom/ snug etc.

Fitted base, drawer and eye level units to the utility room. Storage cupboards. Plumbed for a washing machine. Tiled floor with under floor heating. Door accesses the garage.





The landing accesses the bedroom accommodation and house bathroom. A door accesses the walk in wardrobe.

Double doors access the master bedroom suite. The dressing area benefits from fitted wardrobes and an open doorway leads through to the bedroom area. The bedroom area enjoys views across the garden. An open doorway leads through into the en suite bathroom. The split level en suite comprises, free standing bath, shower cubicle, two Villeroy & Boch bowl wash basins with mixer tap set onto a vanity unit with mirror above. Chrome heated towel rail. Tiled floor.

A white suite to the house bathroom comprising, bath with overhead shower and shower screen, wash basin and W.C. Tiled walls. Chrome heated towel rail.

EXTERNALS

Gates access a private drive which leads to the integral single garage. A manicured lawned garden and well stocked, colourful flowerbeds frame the front of the property. A gate accesses the rear garden.

To the rear of the property, a superb enclosed manicured lawned garden with good sized patio seating area. The garden incorporates mature, colourful plants, shrubs, bushes and trees. Beautiful lighting of the garden. Green house with underground water connection. Finished stone "Wendy House" with electricity.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Calderdale MBC

WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

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.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax Town Centre take the Leeds Road (A58) following signs for Bradford and Leeds. At Stump Cross traffic lights take the right fork and continue onto Hipperholme crossroads, continue forward through the lights and follow the road until turning left onto Leyburn Avenue. Greenways can be found on the left hand side of the cul-de-sac.

For Satellite Navigation- HX3 8NX

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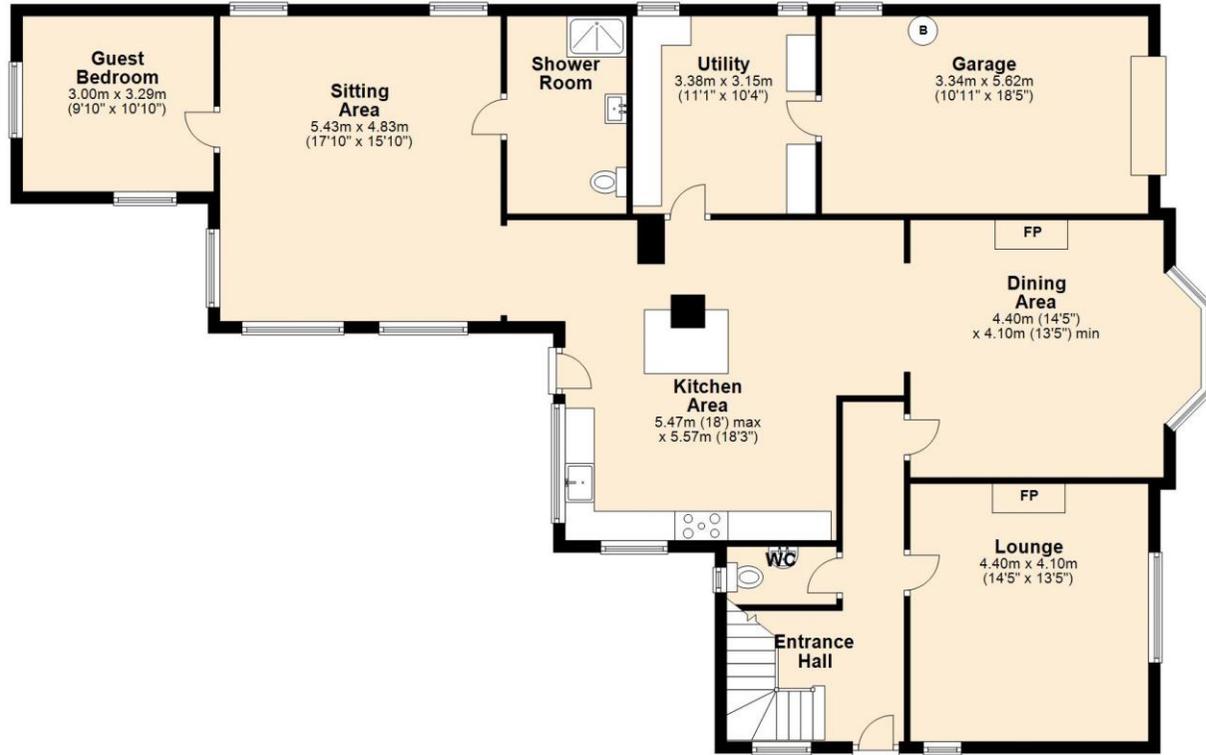




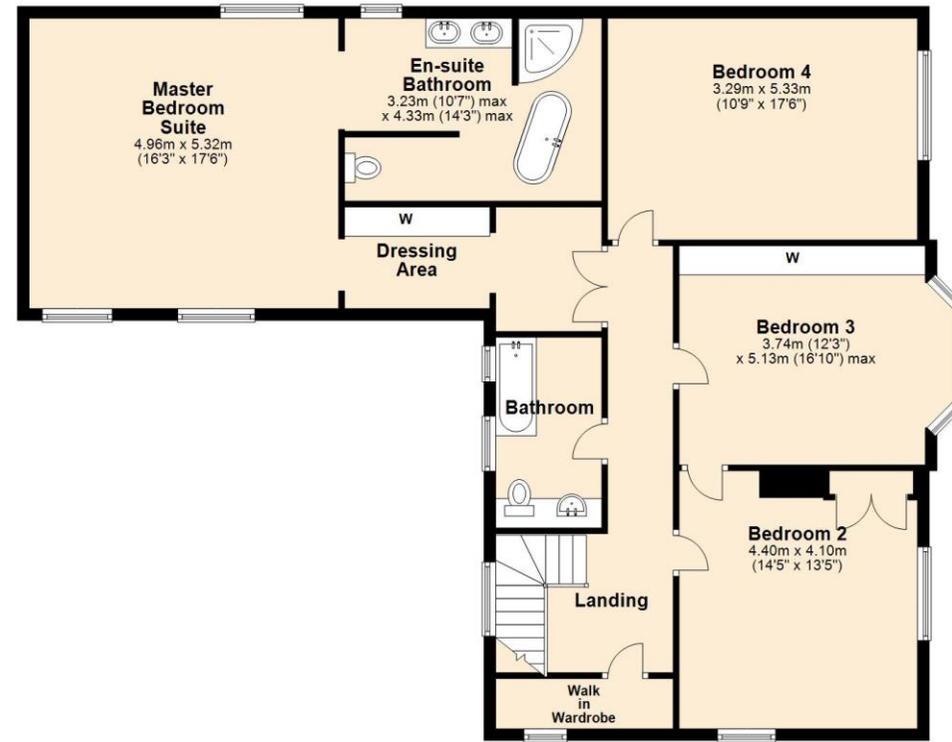


Live
like each
day is your
last

Ground Floor



First Floor





HALIFAX

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t 01422 380100

RIPPONDEN

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t 01422 823777

HUDDERSFIELD

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t 01484 903000