



34 Bentley Avenue

Lightcliffe, HX3 8UT

Asking Price £160,000 Freehold





Offered for sale with no onward chain, 34 Bentley Avenue is a brick-built semi-detached home with spacious two bedroom accommodation over two floors. The property is in good decorative order and sits close to local amenities, great schools and excellent transport links, making it perfect for the first-time-buyer or growing family.

Location

Lightcliffe is a popular location which is situated next to Hipperholme between the town centres of Halifax and Brighouse. It offers excellent access to the M62 motorway network and is in close proximity to a local bakery, library, vets, solicitors, hairdressers, green grocers, golf course, cricket club, parks, and various other shops and public houses. Locally schooling is catered for with the desirable Lightcliffe C or E Primary School and Hipperholme Grammar School close by. There are a number of large supermarkets nearby. The rail network is within easy reach, with both Halifax and Brighouse stations providing e-connecting services to the city of London along with Manchester, Leeds and Bradford.

Accommodation

Access is gained into the entrance hallway with oak flooring and an open staircase rising to the first floor. The door to your right takes you through to the spacious lounge with a large window to the front elevation allowing for natural light to flood through. A fire sits at the focal point with decorative fireplace surround. The lounge leads through to the dining room via double doors which enjoys an outlook into the rear garden.

Moving back through the hallway is the kitchen which offers a range of oak wall, drawer and base units with contrasting work surfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. Leading off the kitchen is a hallway which has a built-in storage cupboard and leads down to a cloakroom with w/c and wash-hand basin, and a utility area. A door then leads out to the rear garden.

Rising to the first floor landing, benefitting from built-in storage and accessing two bedrooms, the house bathroom and the loft. The spacious principal bedroom is positioned to the front of the property, with a large window to the front elevation allowing for natural light and benefitting from two built-in wardrobes. The second bedroom also benefits from a built-in wardrobe and enjoys an outlook over the rear garden while the part-tiled house bathroom has a three-piece suite comprising a w/c, wash-hand basin and double walk-in shower.

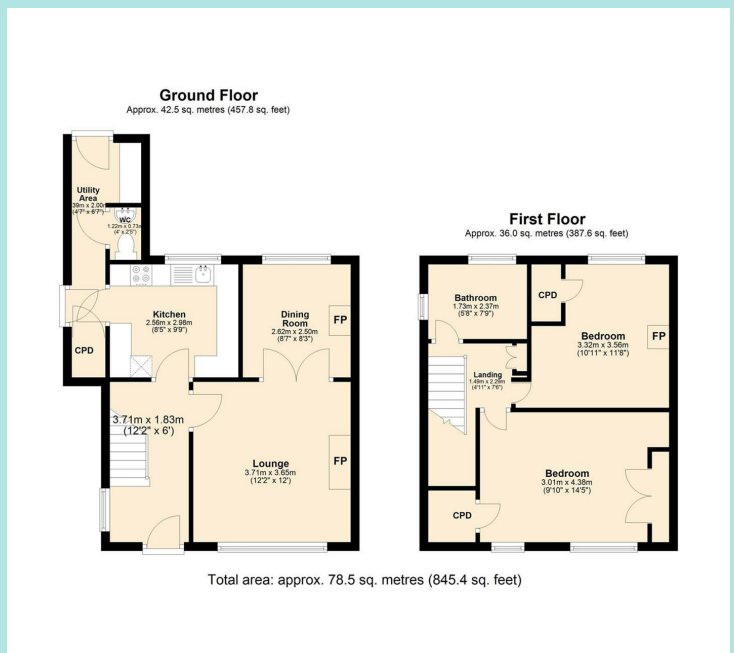
Externally, to the front of the property, a pedestrian gate opens up to a pathway leading to the front door, adjacent to a low maintenance garden with colourful planting and shrubbery. A gated path leads down the side of the property to the generous and enclosed rear garden which has a flagged seating area and good-sized lawn, bordered by mature planting and shrubbery.

Council tax band: A

EPC rating:

Ground rent: N/A

Service charge: N/A



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.