



## 24 Stoney Lane

Lightcliffe, Halifax, HX3 8TW

Offers In Excess Of £295,000 Freehold





Beautifully renovated throughout, this stone fronted semi-detached home has been thoughtfully updated to enhance both style and functionality. The modern layout includes a downstairs WC, utility, new kitchen boasting a full range of appliances and a luxurious four-piece bathroom. In addition, there are three well-appointed bedrooms; two generous doubles, and a third single bedroom which is currently utilised as a dressing room and office. Stylish panelling, fitted wardrobes, new electrics, new plumbing and gas central heating all enhance this property's contemporary appeal making this an ideal young family home, ready for you to move in and enjoy.

#### Location

Stoney Lane is a popular residential street in the highly regarded area of Lightcliffe. The property is positioned close to the turning for Cliffe Avenue, opposite Lightcliffe Academy and Cliffe Hill Community Primary School, an ideal position for a young family. With easy access to the A649 Wakefield Road. Halifax and Brighouse are both only a short drive away, and other local amenities, such as The Stray Park, Lightcliffe Golf Club and Crow Nest Golf Club are all close by.

#### Accommodation

A welcoming entrance hallway, with an anthracite column radiator, recessed spotlights and an open staircase with an Oak and glass balustrade, enjoys herringbone style LVT flooring which runs through to the kitchen, utility and WC. The living room is a welcoming space featuring a bay window that fills the room with natural light, an anthracite column radiator and fitted shelving and panelling to one wall.

At the rear of the property, a bright and spacious kitchen benefits from ample base, wall and drawer units from Howdens which include illuminated glass-fronted display cupboards and under unit lighting. Complimentary worksurfaces and upstands incorporate an induction hob with hidden extractor above. Integrated appliances include: a NEFF oven, a microwave, dishwasher, fridge and freezer. A contrasting central island provides a breakfast bar, features base units with bottle storage, and incorporates a wine cooler fridge and square sink with drainer and flexi-hose mixer tap. With a vertical anthracite radiator, recessed spotlights to the ceiling and French doors which lead directly to the rear garden.

The utility room is a functional space located adjacent to the kitchen, providing additional storage and work surface area, with plumbing for a washing machine and space for a stacked dryer. The cloakroom is neatly arranged, featuring a modern wash hand basin set within a vanity unit and WC.

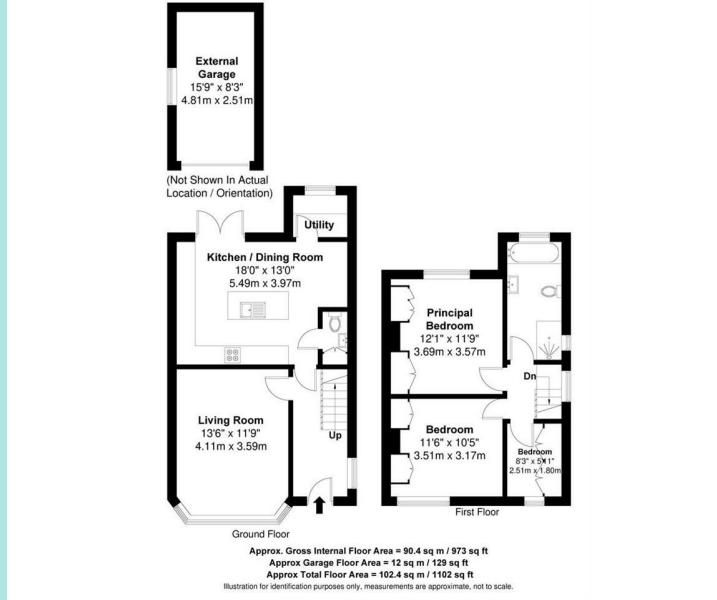
Rising to the first floor landing which has natural light via a window to the side elevation and a glass and Oak balustrade. Set to the rear, the principal bedroom is a generous double with a panelled feature wall and fitted wardrobes and drawers which include a niche for a wall-mounted television. A second good sized bedroom is also equipped with built-in wardrobes and drawers, and features stylish slatted wooden panelling to one wall. Both double bedrooms enjoy recessed spotlights to the ceiling and anthracite column radiators. The adjacent third bedroom is a cosy and compact space suitable as a single bedroom, however, it is currently utilised as an office/dressing room with fitted panelled effect wardrobes along one wall and a dedicated desk area by the window. With wood effect laminate flooring and a vertical anthracite radiator.

Completing the accommodation, the family bathroom is beautifully finished with contemporary fittings including a freestanding bathtub, a walk-in shower with glass screen, a stylish vanity unit with a vessel basin, and a modern toilet. The room is decorated in neutral tones with wood-effect flooring, illuminated mirror, heated towel rail and tiled walls with a feature wall behind the bath.

Externally the front garden is attractively landscaped with a lawn bordered by a gravel bed and a low stone wall bedding area. With mature hedging to the front for privacy and enclosed by a low wooden fence. A generous block paved driveway provides off road parking and leads to the detached garage with up & over door which provides secure parking or additional storage space. The enclosed rear garden offers a pleasant outdoor space featuring a raised decking area accessible from the kitchen. With both lawned and paved patio areas bordered with flower beds, useful outside taps with both hot and cold water feeds, and a garden shed.



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Council tax band: C

EPC rating:

Ground rent: N/A

Service charge: N/A

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