



16 Park Close, Lightcliffe, Halifax, HX3 8SQ  
£269,500

**bramleys**





No upward chain - A beautifully presented three-bedroom semi-detached home, recently decorated throughout in a neutral colour scheme with new floor coverings, situated in a highly sought after Lightcliffe location and offered with no upward chain. Tucked away in a pleasant cul-de-sac, the property is ideally positioned close to well regarded local schools, local amenities, and excellent commuter links.

The accommodation offers a comfortable and versatile layout, complemented by a modern shower room and well-maintained interiors throughout. Externally, the property benefits from a driveway providing car parking for two cars, along with a detached double garage featuring two garage doors and power and light.

To the rear, there is a private garden which creates an ideal space for relaxing or entertaining.

Viewings are highly recommended to fully appreciate the quality and position of this lovely home.

## GROUND FLOOR:

### Entrance Hall

Access via a uPVC door into the entrance hall, where there is a central heating radiator, storage cupboard and stairs leading up to the first floor landing.

### Lounge

15'1 x 11'9 (4.60m x 3.58m)

The focal point of the room is a electric fire set within a decorative mantel and surround. The room benefits from ample natural light through a uPVC double-glazed window to the front elevation, and there is a central heating radiator.

### Kitchen Diner

10'3 x 15'0 (3.12m x 4.57m)

The kitchen Diner is fitted with a range of shaker-style wall, drawer and base units with quartz worktops and matching upstands, complemented by tiled splashbacks and an inset sink with drainer grooves set into the worktop. Integral appliances include a Bosch four-ring ceramic hob with extractor hood, a Bosch shoulder-level double fan oven and grill, and a fridge freezer, with space and plumbing provided for a washing machine or dishwasher. The room also features a central heating radiator, a useful understairs pantry, a uPVC double-glazed window to the rear elevation, and uPVC double-glazed French doors leading out to the rear garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, a useful storage cupboard and access to the loft via a loft hatch.

### Bedroom

12'7 x 9'1 (3.84m x 2.77m)

Benefitting from built in wardrobes with mirrored sliding doors, a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

11'3 x 9'0 (3.43m x 2.74m)

A good sized room with a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom

7'9 x 5'10 (2.36m x 1.78m)

A versatile room having a central heating radiator and a uPVC double glazed window to the front elevation.

### Shower Room

Fitted with a three-piece suite comprising a low-flush W.C., a wash hand basin set within a vanity unit, a shower with rainfall shower head and hand held shower in a glass and chrome enclosure. Marble-effect wall panels extend to full ceiling height, and the room further benefits from a heated towel rail and a uPVC double-glazed window to the rear elevation.





#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band C

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### OUTSIDE:

Front External: To the front of the property there is a paved driveway providing off-street parking for 2 cars and leading to the detached double garage. A paved pathway leads to the front entrance, with lawned gardens surrounded by planting beds. A further pathway provides access along the side of the property to the gated private rear garden.

Rear External: To the rear of the property there is a 'crazy paved' stone patio area with raised beds to either side and leading through to a decked area. With fenced boundaries offering privacy which is not overlooked and perfect for entertaining.

#### Detached Double Garage

Detached double garage:

Providing further off street parking and/or storage, and benefitting from 2 up and over doors, power and light. Having a uPVC double glazed window and door to the side elevation.

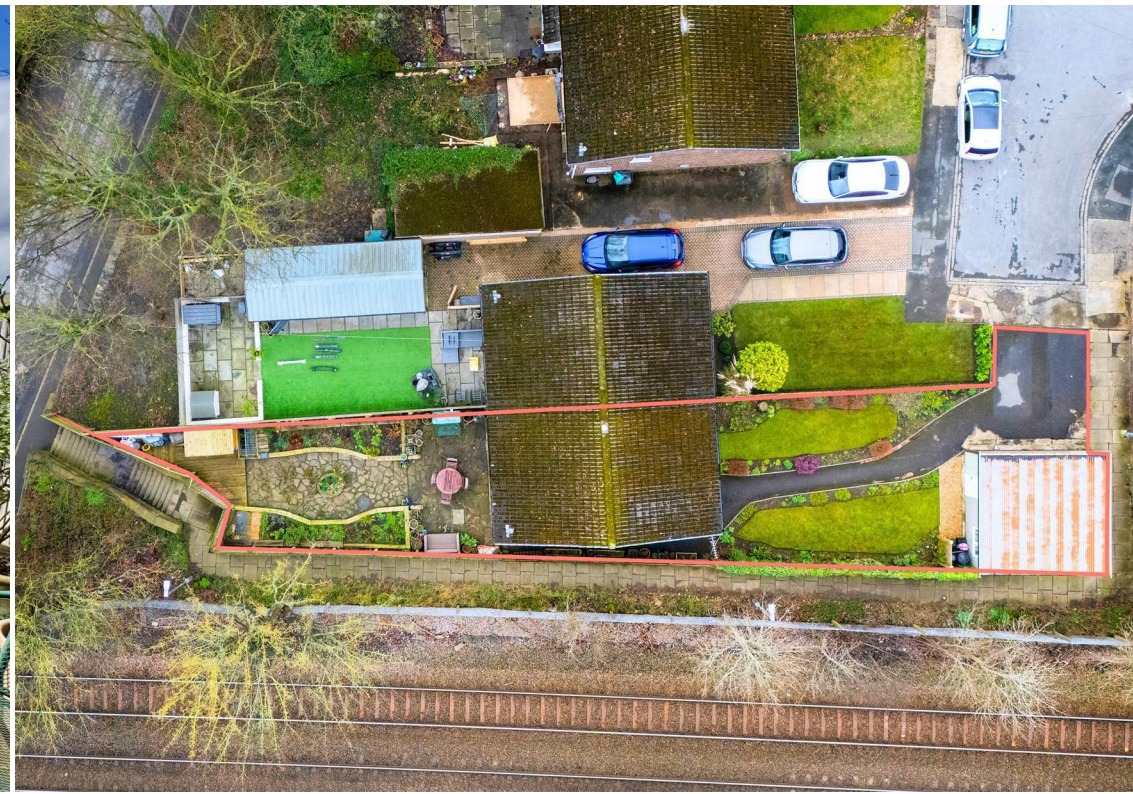
#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Halifax via Godley Lane (A58) heading east. At the traffic lights at Stump Cross, stay in the right-hand lane and continue straight ahead along Leeds Road. Proceed through the traffic lights at Hipperholme, then bear right immediately onto Wakefield Road (A649). After passing the park on the left, take the second right hand turning into Park Close where the property can be found at the head of the cul-de-sac.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

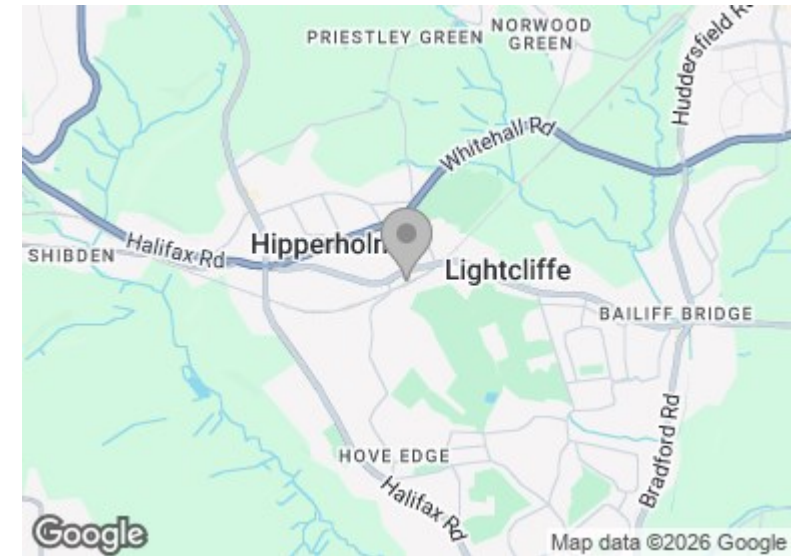
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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