



## 7 East Street

Halifax, HX3 8TU

**£179,950**



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## Lightcliffe, Halifax, HX3 8TU

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Nestled in the desirable area of Lightcliffe, this charming two-bedroom mid-terrace house on East Street presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property has been tastefully updated in recent years, showcasing a modern kitchen that is both stylish and functional, perfect for culinary enthusiasts. The contemporary bathroom complements the overall aesthetic, ensuring a fresh and inviting atmosphere throughout.

The living space is well-proportioned, featuring a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. With two bedrooms including a generously sized master bedroom, there is ample space for rest and personalisation.

One of the standout features of this property is the low-maintenance rear garden, which offers a delightful outdoor space for enjoying the fresh air without the burden of extensive upkeep. Additionally, the cellar provides valuable extra storage and utility space, enhancing the practicality of the home.

Situated in an ideal location, this property is conveniently close to local schools and amenities, making it a perfect choice for families and professionals alike. With its blend of modern comforts and a prime location, this stylish home is sure to attract interest. Do not miss the chance to make this lovely property your own.

#### **Living Room**

**13'9" x 13'5" (4.2m x 4.1m)**

A spacious living room overlooking the front aspect with a feature wood burning stove as the focal point. Laminate flooring and a light and neutral colour scheme provide a homely and welcoming space.

#### **Kitchen**

**13'5" x 8'10" (4.1m x 2.7m)**

Overlooking the rear of the home with an external door leading out to the rear garden, as well as a door leading down to the cellar, the kitchen features modern base and wall units with wooden worktops providing ample worksurface and storage space. There is a sink and drainer as well as an oven and hob with an extractor fan.

#### **Cellar**

Useful for additional storage space the cellar has heating and light.

#### **Bedroom One**

**11'9" x 11'1" (3.6m x 3.4m)**

A well sized double bedroom to the front aspect with fitted wardrobes and a decorative feature fireplace.

#### **Bedroom Two**

**12'1" x 6'10" (3.7m x 2.1m)**

A single bedroom to the rear of the home with a neutral colour scheme.

#### **Bathroom**

A tastefully styled bathroom suite with a bath tub, over bath shower, hand basin and w/c. Part tiled with white tiling and contrasting brown colour scheme and decorative flooring.

## External

With a small courtyard to the front of the home, there is also a low maintenance gravelled rear garden with a pathway leading out to the lane at the rear.

## Directions

For Satnav please use the postcode HX3 8TU

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties Brighouse.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Peter David Properties



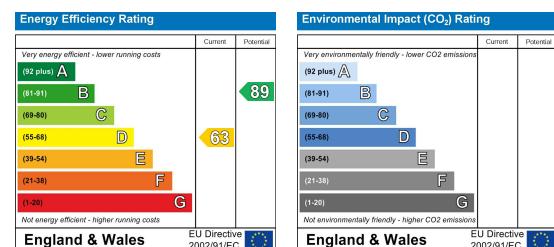
HX3 8TU

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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