



Asquith Mews, Lightcliffe, HALIFAX, HX3 8FN



welcome to

Asquith Mews, Lightcliffe, HALIFAX

Situated in a popular residential location, this beautifully presented four-bedroom detached property offers spacious and versatile accommodation, making it an ideal family home. Benefiting from a driveway, garage, and enclosed rear garden, the property provides ample indoor and outdoor living space



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, composite door.

Lounge

15' 9" x 11' 1" (4.80m x 3.38m)
the lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen/ Dining Room

18' 3" x 10' 3" (5.56m x 3.12m)
The kitchen/ Dining room comprises of vinyl flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, breakfast bar, oven and gas hob, integrated fridge and dishwasher, French door to the rear elevation, UPVC double glazed window to the rear elevation.

Walk In Pantry Utility Room

7' 1" x 5' 3" (2.16m x 1.60m)
The utility room comprises of vinyl flooring, ceiling light point, plumbing for a washing machine, integrated freezer, gas central heating radiator, gas boiler, integral door leading to the garage.

Landing

The landing has generous additional storage space and has access to the loft with a drop down ladder.

Master Bedroom

14' 4" x 10' 6" (4.37m x 3.20m)
Master Bedroom One comprises carpet flooring, a ceiling light point, a gas central heating radiator, and a UPVC double-glazed window to the front elevation. The room further benefits from access to the en-suite shower room and has additional storage space.

En-Suite

The En-suite comprises of vinyl flooring, ceiling light point, gas central heating radiator, wash hand basin, low level W/c, fully fitted shower.

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)
Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

10' 2" x 8' 8" (3.10m x 2.64m)
Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Four

9' 6" x 7' 9" (2.90m x 2.36m)
Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, tiled walls, gas central heating towel rail, low level W/c, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

Downstairs W/C

The downstairs W/c comprises of vinyl flooring, ceiling light point, pedestal wash basin, UPVC double glazed window to the side elevation.

Externally

Externally, the property benefits from a driveway and a lawned garden to the front. To the rear, there is a lawned and paved garden. The property also benefits from external electric power points.

Garage

16' 1" x 8' 11" (4.90m x 2.72m)
The garage is equipped with electric power points and an electric vehicle charging point, providing added convenience for modern living.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Asquith Mews, Lightcliffe HALIFAX

- **GUIDE PRICE £375,000 - £400,000**
- FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCATED IN THE POPULAR AREA OF LIGHTCLIFFE
-

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£375,000 - £400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115312 - 0007

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