



43 Harley Head Avenue, Lightcliffe, Halifax, HX3 8FA

Offers Over £260,000

Situated in the highly desirable area of Lightcliffe, this well-presented three-bedroom semi-detached home offers an excellent opportunity for families, professionals, or first-time buyers seeking a property in a convenient and well-connected location. Positioned on Harley Head Avenue, the home enjoys close proximity to local transport links, well-regarded primary and secondary schools, and a selection of nearby cafés and amenities, making it perfectly suited for modern living.

Offered to the market with no onward chain, the property provides spacious and practical accommodation throughout, alongside private parking, an integrated garage, and a bright rear garden ideal for outdoor dining and relaxation.

Lounge

The property welcomes you into a generous family-sized lounge, designed as a comfortable and versatile living space. The room offers ample space for multiple sofa arrangements, a coffee table, and a media unit, making it perfect for both relaxing evenings and entertaining guests. An electric fireplace provides an attractive focal point, adding warmth and character to the room.

W/C

Conveniently located on the ground floor, the downstairs W/C features a low-level flush toilet and wash hand basin, offering practicality for guests and everyday family use.

Kitchen & Dining Area

The peninsular-shaped kitchen is designed to maximise both workspace and social interaction. A stainless steel sink sits beneath a window overlooking the rear garden, allowing natural light to brighten the space while providing pleasant garden views.

The kitchen includes an integrated oven and four-ring gas hob, along with space for a freestanding fridge/freezer. The layout comfortably accommodates a family-sized dining table, with additional space for freestanding furniture if desired.

French doors open directly onto the rear patio and garden, creating a seamless transition between indoor and outdoor living—perfect for summer dining or entertaining.

Bedroom One

The principal bedroom is a spacious carpeted room with comfortable accommodation for a king-sized bed along with additional freestanding furniture. The room benefits from direct access to a private en suite.

En Suite

The en suite features a four-piece suite, including a bar mixer shower, low-level flush toilet, wash hand basin, and a wall-mounted heated towel rail, creating a practical and well-appointed private bathroom.

Bedroom Two

Bedroom Two is a carpeted double bedroom complete with integrated storage space, offering a comfortable and functional room ideal for family members or guests.

Bedroom Three

Bedroom Three is another well-proportioned carpeted double bedroom, benefiting from integrated storage and additional space for freestanding furniture, making it a flexible room suitable for use as a bedroom, office, or study.

House Bathroom

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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