



218 Wakefield Road, Lightcliffe, Halifax, HX3 8TP

£220,000

- Sought after location
- Three double bedrooms
- Conservatory overlooking the rear garden
- South facing garden.
- Spacious Living accommodation
- No onward chain

218 Wakefield Road, Halifax HX3 8TP

Situated in the highly sought-after village of Lightcliffe, this three-bedroom end-terrace property offers an exciting opportunity for buyers looking to create a home tailored to their own tastes, the property provides well-proportioned accommodation with excellent potential to add value. Externally, a generous south-facing rear garden enjoys plenty of sunshine.



Three-Bedroom End-Terrace Property Requiring Modernisation with South-Facing Garden

A fantastic opportunity to acquire this three-bedroom end-terrace property, offering excellent potential for some modernisation. Benefitting from on-street parking, a generous south-facing rear garden and a convenient location close to local amenities, this home is ideal for first-time buyers, families and investors alike.

Ground Floor

Upon entering the property, you are welcomed into an entrance porch which leads through to the spacious lounge.

The lounge offers generous living accommodation, featuring high ceilings, a gas fire and ample space for a range of seating furniture. From here, there is access to the kitchen, dining room and conservatory.

The kitchen is fitted with a gas hob, oven and space for a freestanding fridge freezer, whilst also accommodating a washing machine and tumble dryer. Adjacent to the kitchen is the dining room, providing ample space for a large dining table and chairs, making it ideal for family meals and entertaining.

To the rear, the conservatory enjoys views over the garden and provides direct access to the south-facing outdoor space.

First Floor

The principal bedroom overlooks the front of the property and is generously proportioned, comfortably accommodating a double bed. It also

benefits from fitted storage cupboards and space for additional freestanding wardrobes.

The second bedroom overlooks the rear garden and is currently arranged as a single bedroom with fitted storage.

The third bedroom is also well-proportioned and is capable of accommodating a double bed if required. It is currently presented with a single bed and fitted storage units.

The house bathroom has been partially modernised and comprises a walk-in shower, wash hand basin, low-flush WC and a useful built-in storage cupboard.

Access to the loft is available from the first floor, providing additional storage space.

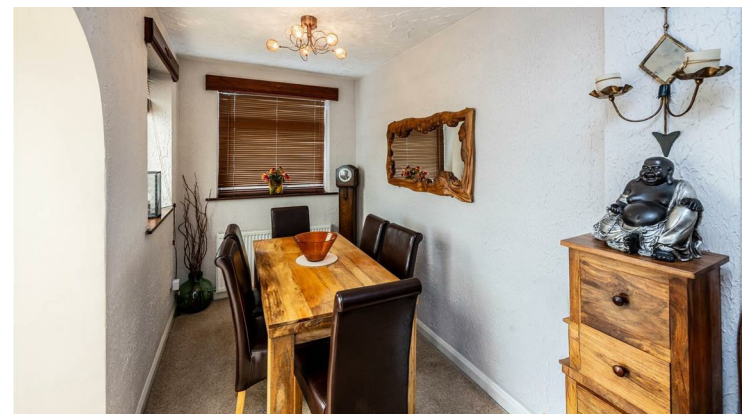
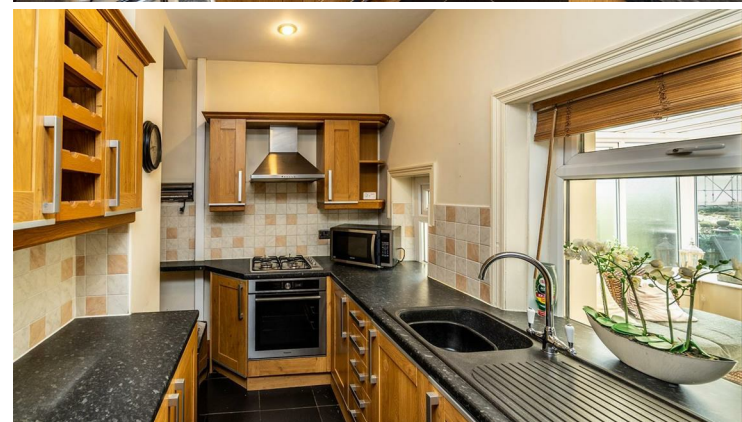
Outside

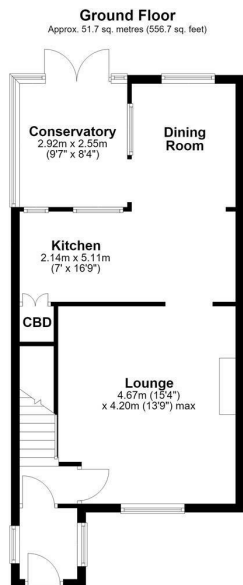
To the front of the property is a small garden with on-street parking available nearby.

The enclosed south-facing rear garden is of a generous size and enjoys a two-tier layout, with a decked seating area to the upper level and a lawned garden below. There are also useful outbuildings providing additional garden storage.

Location

Situated in the sought-after village of Lightcliffe, the property enjoys a convenient location close to a range of local shops, well-regarded schools and everyday amenities. Excellent transport links provide easy access to neighbouring towns and cities, making this an ideal location for commuters.





Total area: approx. 92.7 sq. metres (997.4 sq. feet)



Viewings

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