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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Willow Tree House, Smith House Lane  
Lightcliffe, Halifax





## Willow Tree House, Smith House Lane Lightcliffe, Halifax

Offers In Region Of £441,000

A MODERN PROPERTY WITH A HIGH SPECIFICATION INTERIOR. HOUSING THREE/FOUR BEDROOMS OR ONE/TWO LIVING ROOMS AND LARGE KITCHEN/DINER DECORATED IN A NEUTRAL PALLET REFLECTING THE MODERN DESIGN THROUGHOUT LEADING OUT INTO THE PRIVATE REAR GARDEN, IDEAL FOR ALL FRESCO DINING. ELECTRIC ENTRANCE GATES OPEN ON TO A LARGE DRIVE LEADING TO AN ELECTRIC UP AND OVER, SINGLE GARAGE. SPACIOUS FRONT PORCH WITH EXPOSED BRICKWORK GIVES THE HOUSE A GRAND YET COSY FEEL. IDEALLY LOCATED FOR SCHOOLS, TRANSPORT LINKS AND LOCAL AMENITIES.

This modern and high specification property is decorated to a high standard, with new carpets throughout, for families and professionals. Gas central heating and modern radiators lends to the interior design. Double glazed throughout. The covered, spacious entrance leads to the first reception room which was previously used as a fourth downstairs bedroom, carpeted and situated to the front of the property. To the rear of the property still on the ground floor is the second reception room, which is larger and used as the main reception room. Flooded with natural light from double patio doors with a Juliette balcony. Wood effect laminate flooring. Views looking over the rear, private garden and onto the open field. The ground floor also houses the same specification down stairs cloakroom with a white suite.

Wooden and toughen glass staircase leads down from the ground floor to the newly fitted kitchen (2021) which is situated on the lower ground floor. This is of generous proportion. High specification kitchen with



a plethora of cupboards and storage. Integrated white goods, Bosch double oven set in white hi gloss units. Marble flooring through the kitchen and dining area. Double set of patio doors that open out to a grass lawn. Which also allows natural light to encase the kitchen. Established perimeter of foliage and wooden fencing flowing around the side of the property to steps leading to the front.

Following the neutral design of the interior the stairs leading to the first floor match the wooden and toughen glass staircase found elsewhere in the property. Leading off the carpeted landing, the master bedroom is of generous proportion with a newly fitted en suite in 2022 including an enclosed shower, and walk in wardrobe. Another good size double bedroom found to the front of the property and carpeted throughout. The third bedroom is a smaller double room taking advantage of the views from the rear of the property. The family bathroom stays with the same modern approach with a white suite and shower over the bath. Cream tiles throughout and chrome radiator.

The house has a very unique character and is well lit throughout. External lights at the front of the property keep the driveway area well lit during the winter months. There is also space for a garden shed to the other side of the property.

The single garage with electric up and over entrance has the added facility of internal access from the hallway. The boiler is situated and positioned here. Currently rented, pictures represent the property prior to tenancy.

## LOCATION

Brighouse train station is less than 2 miles away, and the property has easy access to Halifax, Huddersfield, Bradford, and Leeds with quick access to the M62 and an array of scenic canalside and woodland walks. All amenities are catered for with a host of supermarkets to hand. The Piece Hall which hosts a huge array of events, from contemporary music concerts, to impressive site-specific performances, circus spectacle and street theatre. Seasonal festivities include markets alongside special food and drink celebrations and fairs. Halifax Town Centre with a covered Victorian market is near to Halifax Train station and provides a great commuter link to the Northern Power House Cities. Parks, Gyms and schools are also in abundance, and the property is in close proximity to a modern leisure centre with swimming pool, and Brighouse Sports Club. The property is situated close to three golf clubs (Crow Nest; Hipperholme; and the popular Willow Valley Golf Club, Yorkshire's largest golf facility with 50 holes of golf, a driving range, bistro and bars.

WHAT3WORDS

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## AGENT NOTES

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

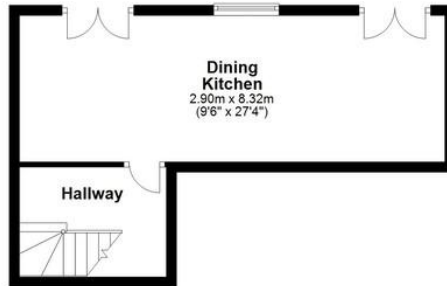
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRE'S FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

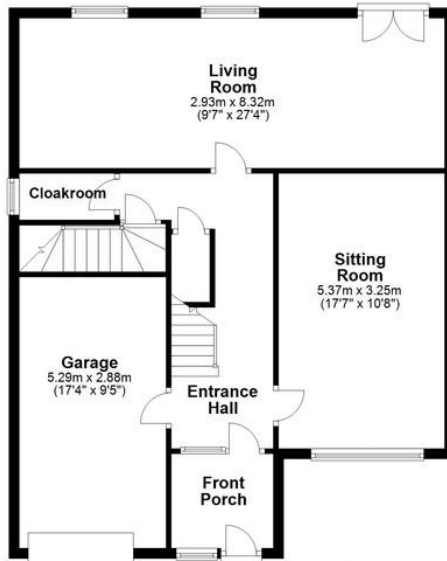




**Lower Ground Floor**  
Approx. 30.5 sq. metres (328.8 sq. feet)



**Ground Floor**  
Approx. 79.6 sq. metres (856.3 sq. feet)



**First Floor**  
Approx. 66.6 sq. metres (716.9 sq. feet)



Total area: approx. 176.7 sq. metres (1902.0 sq. feet)





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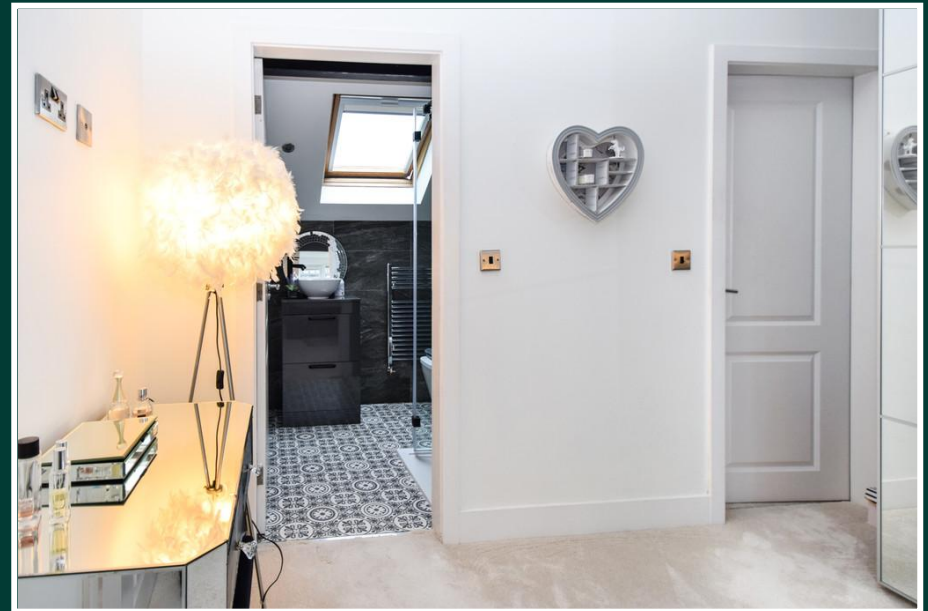




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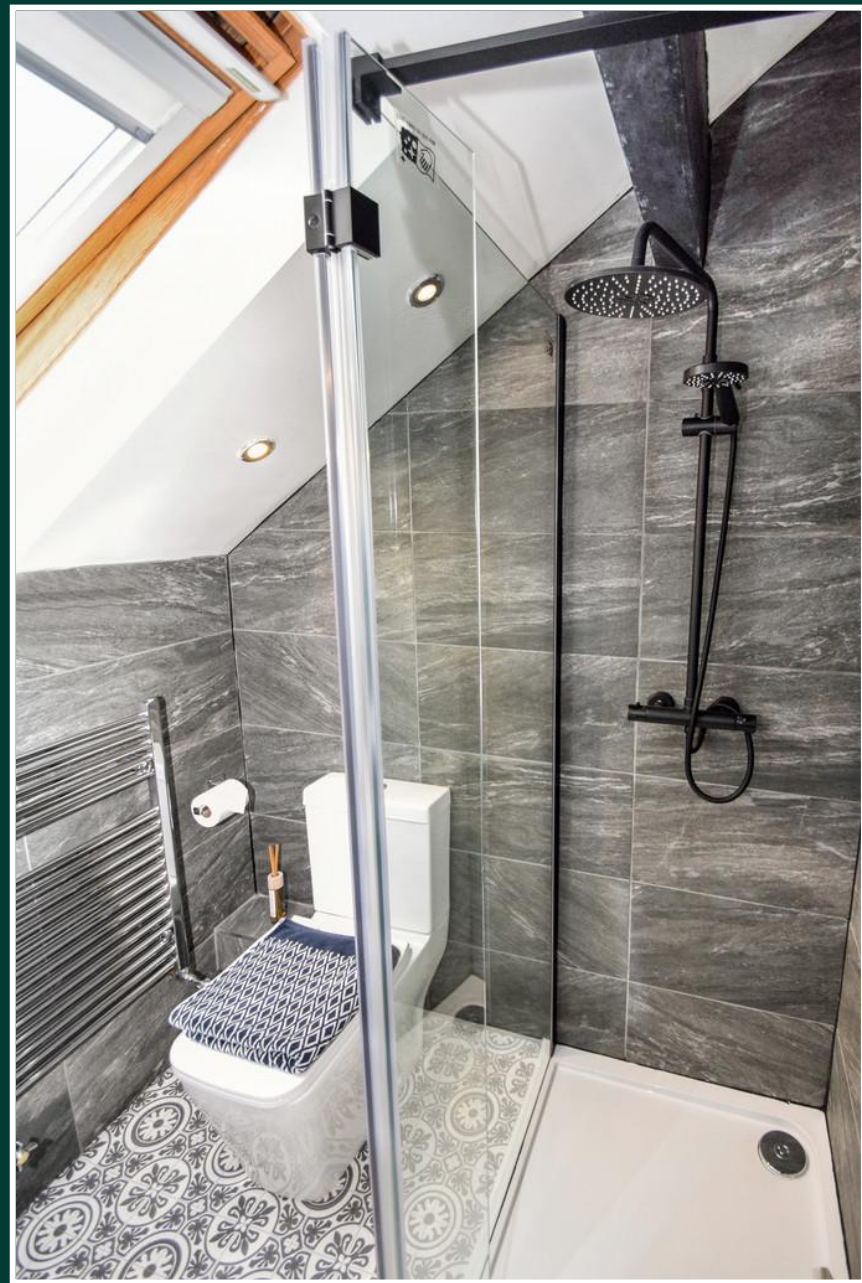






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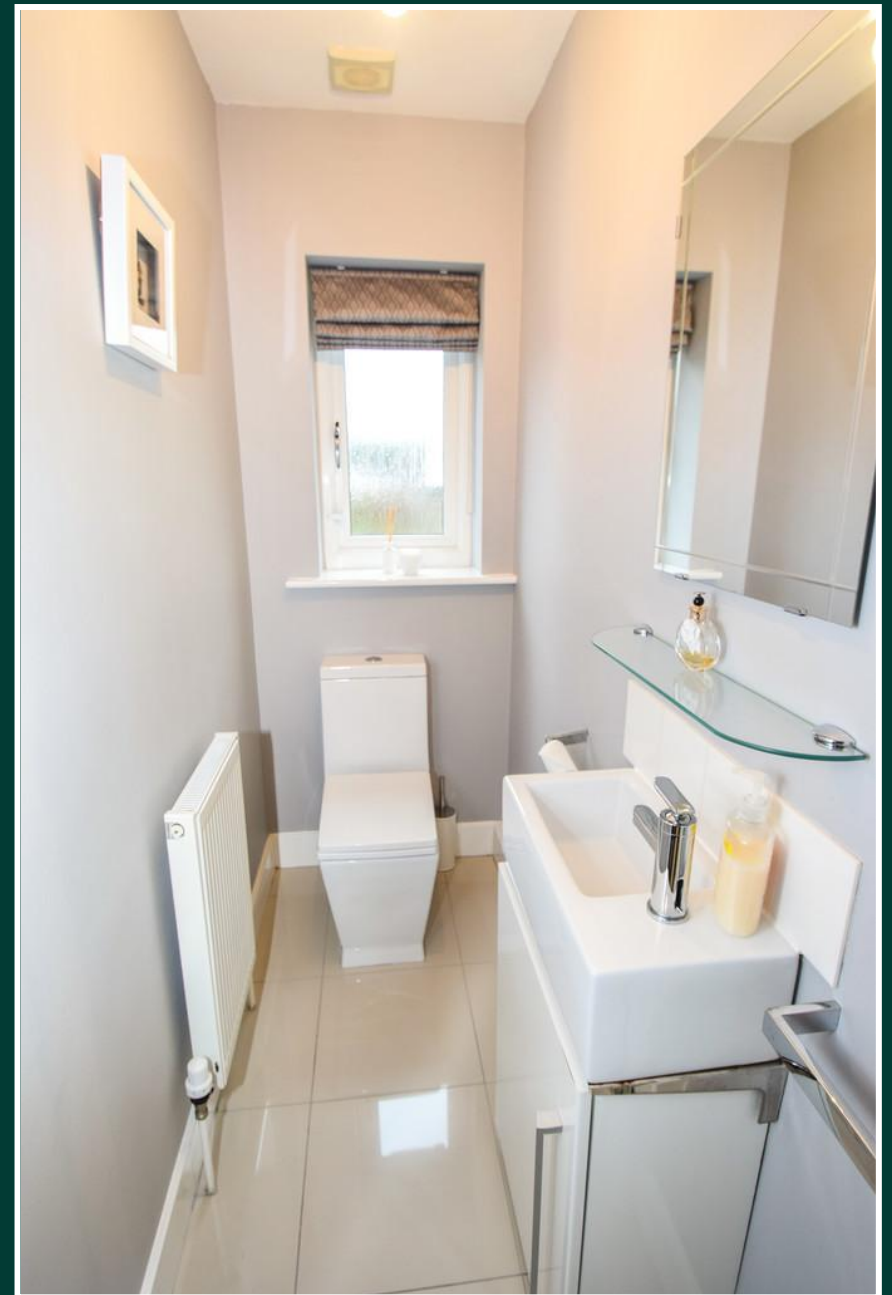
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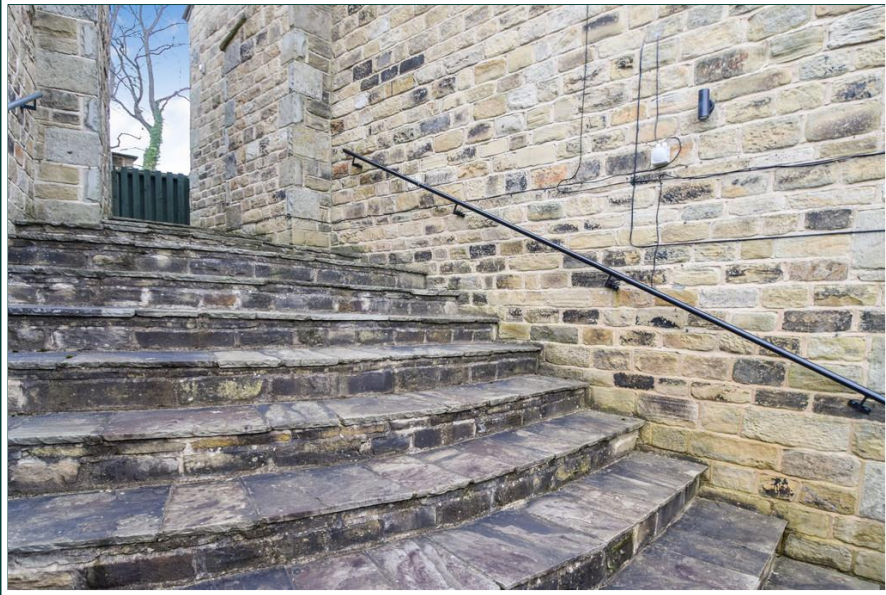






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