



**St Matthews Close
Lightcliffe
Halifax
West Yorkshire
HX3 8UG**

Offers in Excess of £350,000

bettermove

St Matthews Close

Halifax

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Lightcliffe.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is D.

The interior of this well presented property comprises a spacious and open plan dining room with fitted kitchen, the study and a downstairs WC on the ground floor. The first floor consists of a reception room, one double bedroom and a family bathroom. The second floor hosts the master bedrooms with an ensuite bathroom and the third double bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

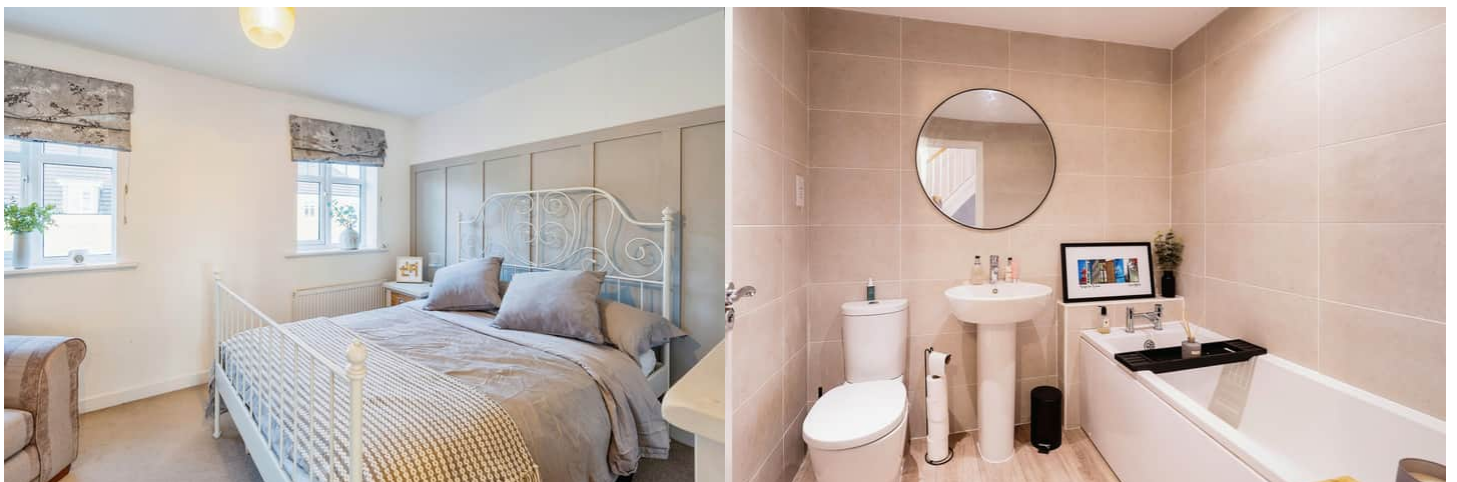
Located in the popular village of Lightcliffe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, the A58 and many local bus routes.

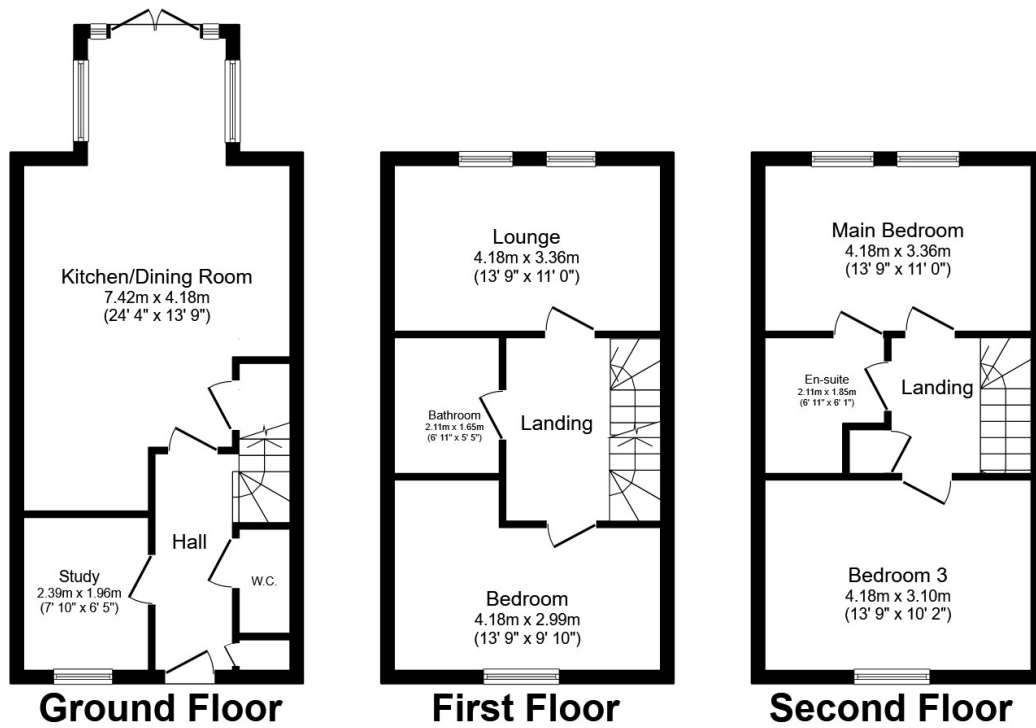
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 103.6 m² (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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