



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# St. Matthews Close, Lightcliffe, Halifax

Price Guide  
£390,000

- Accommodation Across Three Floors
  - Stylish Kitchen with Integrated Appliances
- Spacious Open-Plan Living & Dining Area
- Principal Suite with Dressing Area & En-Suite
- Private Driveway, Garage & EV Charging Point
- Beautiful Garden Overlooking Lightcliffe Cricket Club

Beautiful Four-Bedroom End Townhouse  
Overlooking Lightcliffe Cricket Club

Located on the sought-after St. Matthews development in Lightcliffe, this stylish four-bedroom end townhouse, built by David Wilson Homes, offers spacious, modern living across three floors. Overlooking the picturesque Lightcliffe Cricket Club, this home combines a peaceful setting with excellent access to local schools, amenities, and transport links.



#### Entrance Hall

Welcoming entrance with luxury vinyl flooring, staircase to the first floor, and doors leading to the kitchen, downstairs WC, and main living area.

#### Downstairs WC

Well-appointed with LVT flooring, metro brick-style tiled walls, a corner wash basin, and high-powered extractor fan.

#### Kitchen

A bright and stylish kitchen featuring luxury vinyl flooring and a range of classic shaker-style wall and base units. Finished with laminate work surfaces and a metro tile splashback with under-cabinet lighting. Integrated appliances include a dishwasher, wine fridge, and washing machine. There is also a built-in wall oven with microwave above, LED spotlights, vertical radiator, space for a freestanding fridge/freezer, and a UPVC bay window overlooking the front.

#### Open-Plan Living/Dining Room

A generous and inviting space with LVT flooring throughout. The living area includes a media unit with fireplace below, storage cupboard, and a UPVC window plus French doors leading out to the rear garden. The dining area easily accommodates a large dining table and chairs, making it ideal for entertaining.

#### First Floor Landing

Carpeted with doors leading to three bedrooms and the family bathroom.

#### Bedroom One

A double room with carpet flooring and bespoke fitted wardrobes. UPVC window with far-reaching views over the cricket ground and surrounding area.

#### Bedroom Two

A double room with carpet flooring and UPVC window to the front. Space for wardrobes or additional storage.

#### Bedroom Three

A single room currently used as a nursery, with laminate flooring and a UPVC window overlooking the rear garden and cricket club.

#### Family Bathroom

Modern and well presented, featuring laminate flooring, a panelled bath with thermostatic mixer shower and folding glass screen, pedestal wash basin, low-level WC, and a frosted UPVC window.

#### Second Floor – Principal Bedroom Suite

Carpeted stairs lead to the spacious top-floor principal suite. This bright and airy double bedroom has laminate flooring, two Velux roof windows providing excellent natural light, and a walk-in dressing area with bespoke fitted wardrobes.

#### En-Suite Shower Room

Fitted with vinyl flooring, a large walk-in shower with thermostatic mixer controls, pedestal wash basin, low-level WC, heated towel rail, and a frosted window.

#### External

##### Driveway & Garage

To the side of the property is a private driveway offering off-street parking for two vehicles, leading to a single garage with up-and-over door, full power, lighting, and an EV charging point.

##### Rear Garden

A beautifully maintained rear garden with a level lawn and a lower flagged patio terrace, ideal for outdoor dining and relaxing. The garden enjoys open views over Lightcliffe Cricket Club—a fantastic local amenity with a bar and clubhouse open to the public.

#### Summary

This attractive four-bedroom end townhouse offers modern family living in a superb location. With versatile accommodation set over three floors, stylish interiors, and stunning views, it's ideal for growing families or professionals. Viewing is highly recommended.

#### Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



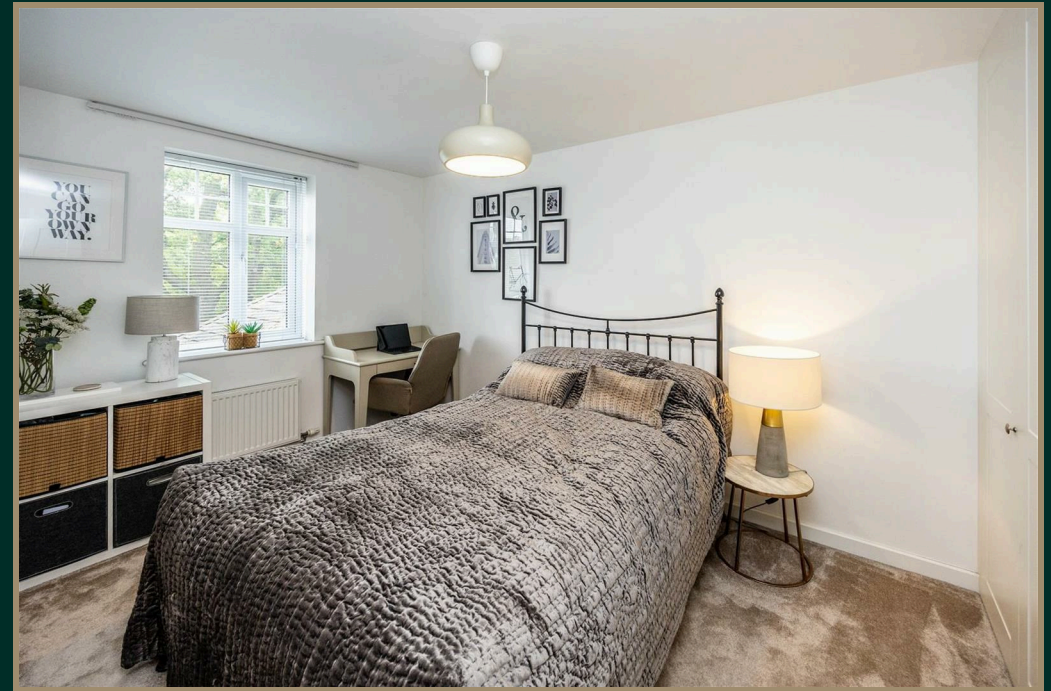


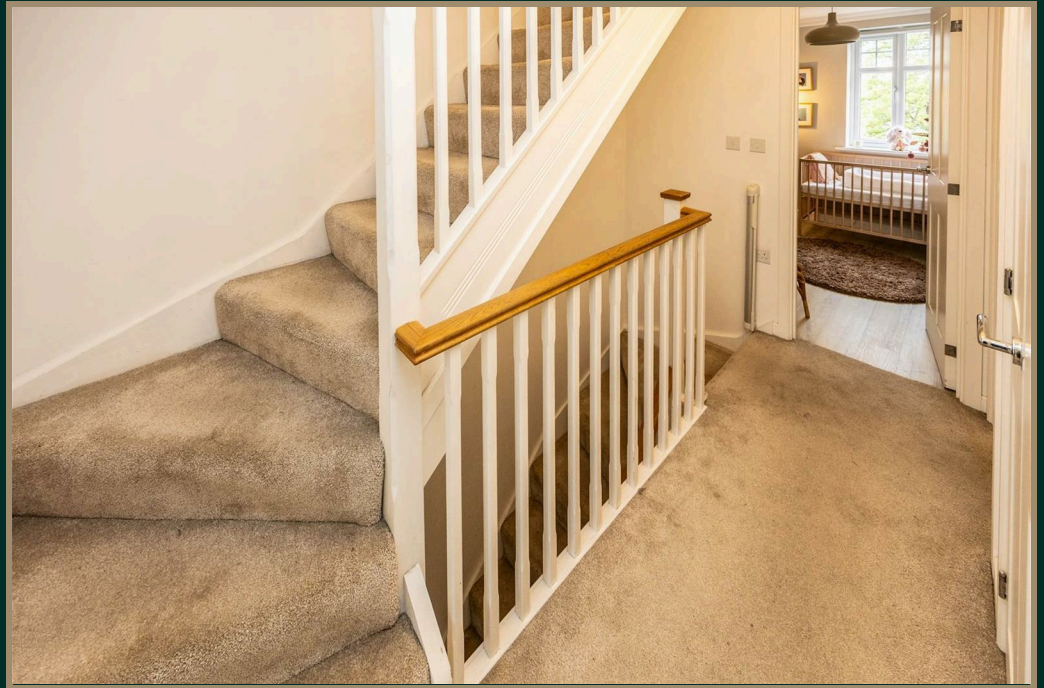
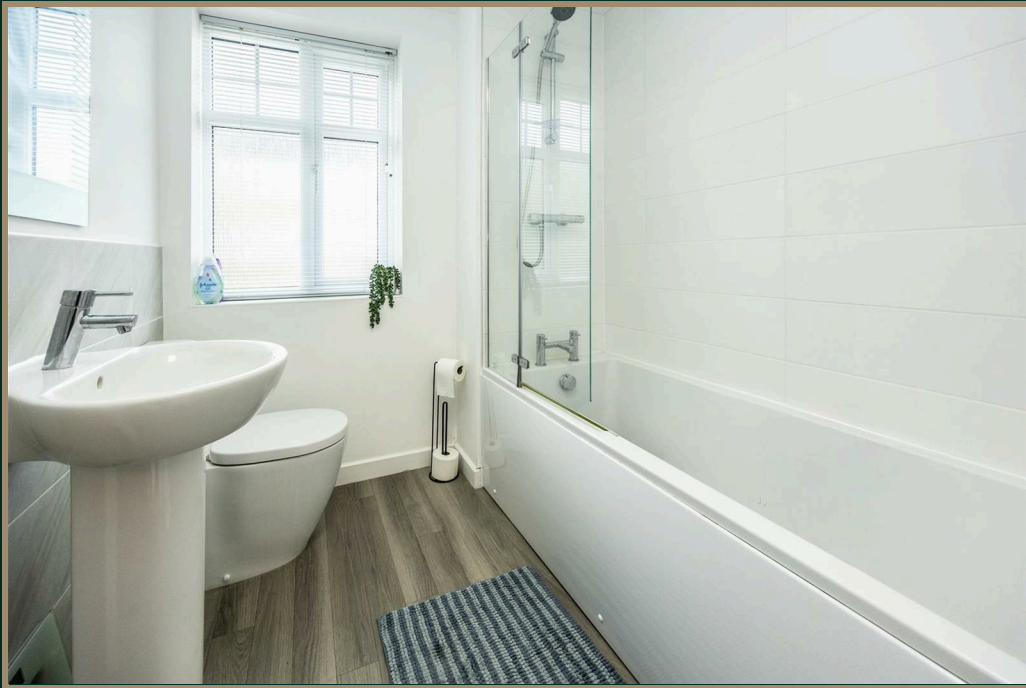
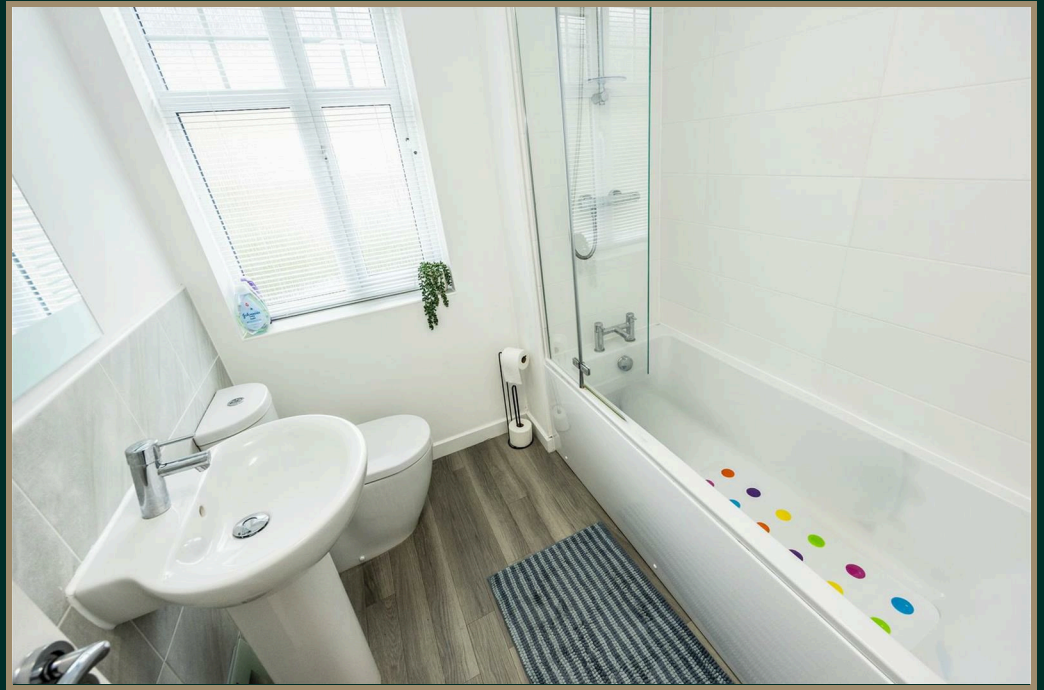






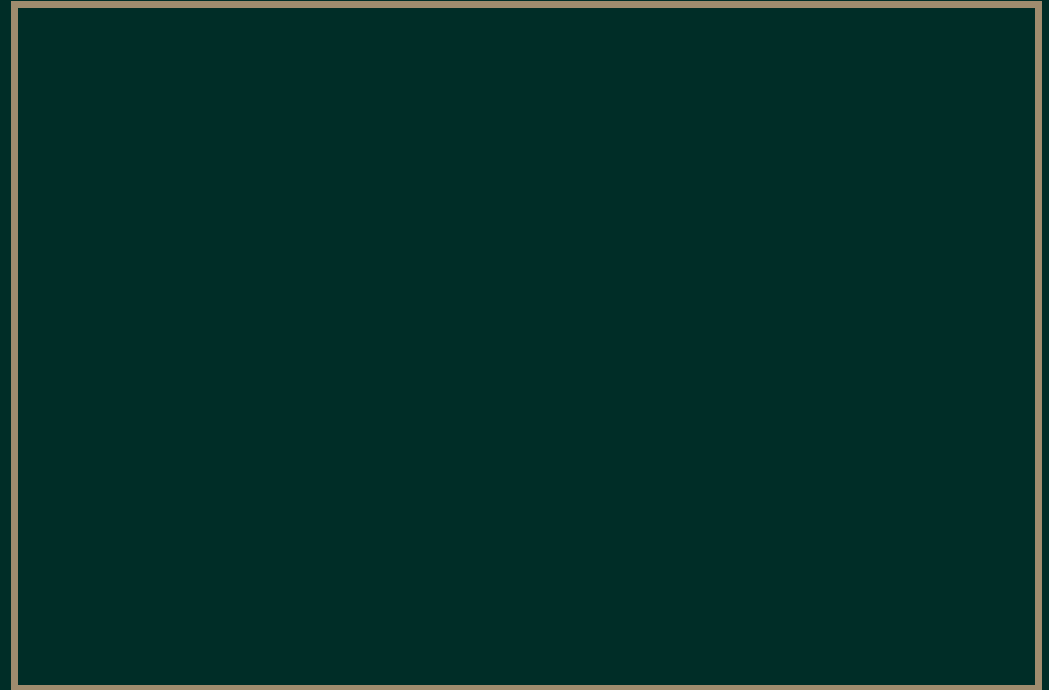










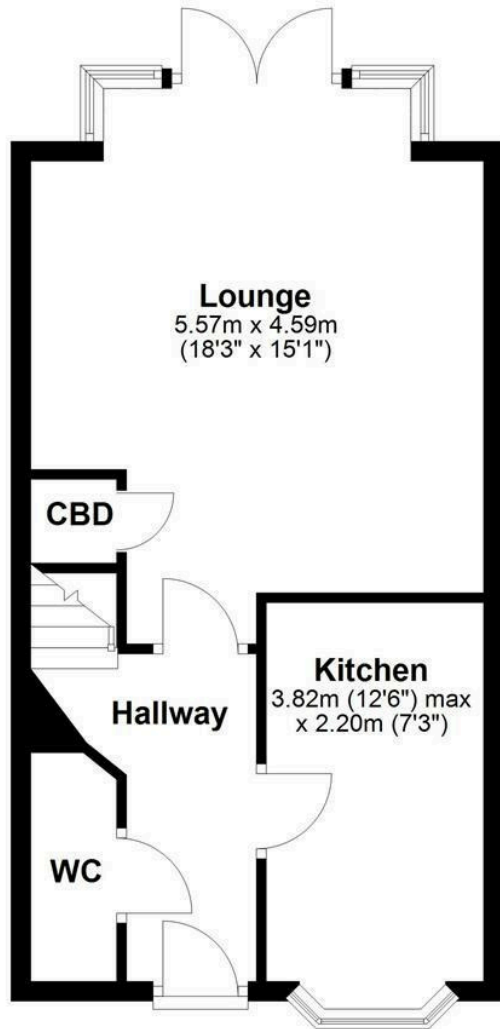






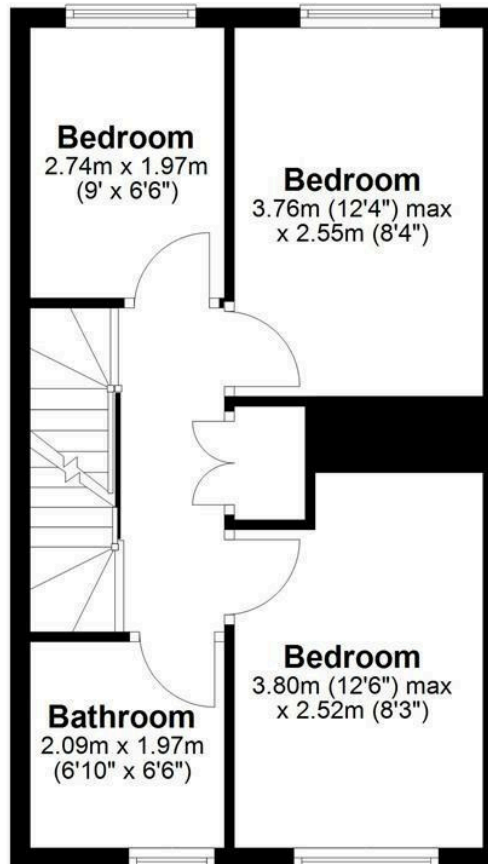
### Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



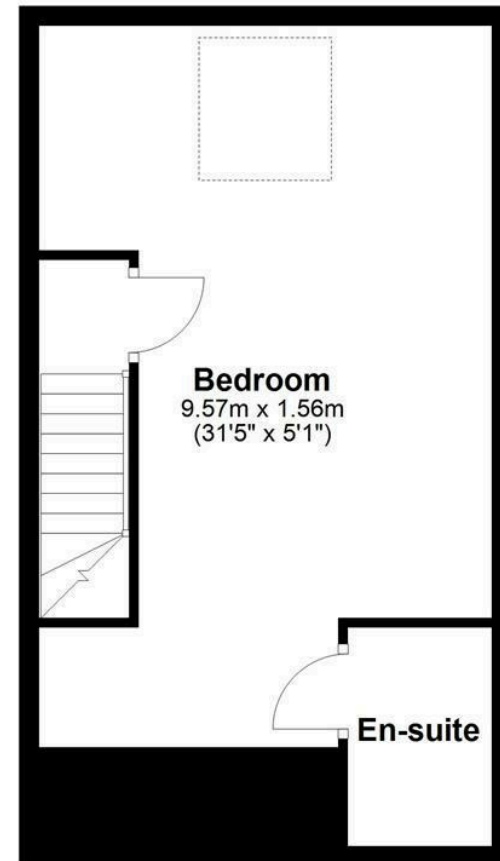
### First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



### Second Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 119.8 sq. metres (1289.4 sq. feet)



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