

MARSH & MARSH PROPERTIES

7 Westcliffe Drive, Halifax, HX2 0LP

£125,000



This well-presented, two bedroomed, end-of-terrace, property is situated at the entrance to a cul-de-sac in Halifax. In a quiet and well-regarded residential location, this house is offered with the added advantage of being NO CHAIN. It is a prime property for any first-time buyer or property investor looking for something that they can put their own stamp onto. The property benefits from a long driveway, gated to the front elevation, potentially offering parking for four cars. There is a well-maintained front lawned garden, with flowerbed trim, that offers a charming kerb appeal to the property. To the rear is another well-maintained garden, with flowerbeds, patio seating space and a lawned area.

As soon as you step inside you will immediately notice the fantastic potential on offer with this property. Offering a warm and welcoming feel, you will immediately feel at home whilst also noticing the opportunity to create something that is truly yours. With a spacious living room, welcoming dining room, well-laid out kitchen, cellar storage space, two double bedrooms and house bathroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is ideally located on the outskirts of Halifax, benefitting from quick and easy access to the town centre (just a 5-minute drive) and with regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area and access to the Grand Central train service. The M62 motorway is a short 15-minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to the fantastic opportunity on offer with this property, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming reception into the property featuring a carpeted floor, wall mounted coat hooks, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A well-presented, warm and welcoming living room that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. A central gas fire, on a granite hearth and with wooden mantelpiece, creates the ideal central feature for the room. The brick hearth extends round to create a TV stand to one corner. With a central light fitting, carpeted floor, double radiator and television access point.



From the living room a wooden door opens into the

DINING ROOM



An ideal family communal space, perfect for family meals, entertaining or as a second reception

room. The dining room offers ample space for a large dining table. The room also features a gas fire on a corner chimney breast. With a carpeted floor, uPVC double glazed windows to the rear elevation, central light fitting and double radiator.

From the dining room a wooden door opens into the

KITCHEN



A neatly laid out kitchen that features a cooker unit, "U" shaped laminated work surfaces, under counter cupboard storage space, single radiator, uPVC double glazed door that opens to the driveway to the side elevation, uPVC double glazed window to the rear elevation, splashback tiling, vinyl flooring, central light fitting, space for a fridge and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, frosted uPVC double glazed window, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a large uPVC double glazed window to the front elevation, central light fitting, carpeted floor and double radiator.

BEDROOM 2

Another good sized bedroom, again able to accommodate a double bed along with additional bedroom furniture. With a large uPVC double glazed window to the rear elevation, central light fitting, carpeted floor and double radiator.



To the front elevation is a low-maintenance and beautifully presented lawned, patio and flowerbed garden that offers a charming first impression upon arriving at the property as well as enhancing the kerb appeal.



BATHROOM



A well-presented house bathroom that is neatly laid out to create a highly functional space. With a panel bath, pedestal washbasin, low flush toilet, airing cupboard, carpeted floor, frosted uPVC double glazed window to the side elevation, tiled splashbacks and a single radiator.

From the kitchen a wooden door opens onto stone steps that leads down to the

CELLAR

A short keeping cellar that functions perfectly as a pantry storage space.

GARDEN

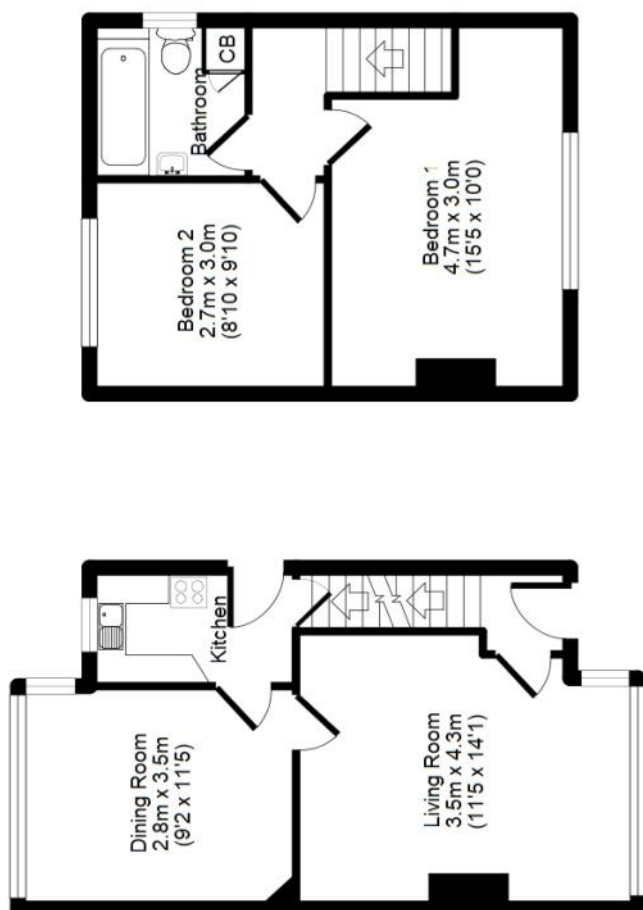


To the rear of the property is another patio, flowerbed and lawned garden, perfect to sit back and relax or have a barbeque. The rear garden is bordered by a wooden fence.

PARKING

The property features a gated driveway that offers ample parking for four cars.

7 Westcliffe Drive, Highroad Well, Halifax, HX2 0LP



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 59 sq. m / 638 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

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