



6 Westfield Gardens

, Halifax, HX3 8AN

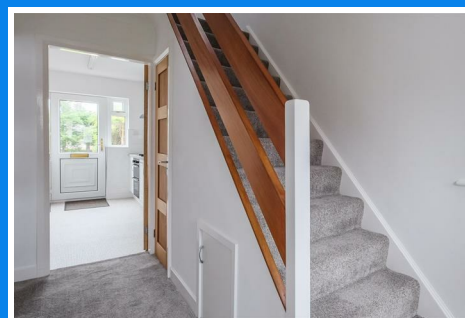
O.I.R.O £299,750



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We are delighted to offer for sale a three bedroom semi detached property in the sought after area of Hipperholme. This property is renovated to a very high standard by it's current owners and is neutrally decorated and benefitting from newly fitted carpets throughout. The property has undergone a full rewire- including additional wiring for full electric if required, updated gas central heating system with additional insulation to under floor pipework and has a new alarm system fitted. The property in brief comprises: a living room, dining room, kitchen, downstairs wc, two double bedrooms, a single bedroom and a house bathroom. Externally the property benefits from a newly built garage with lights and power, landscaped gardens to the front and rear, as well as a private driveway.

Conveniently located for local amenities of Hipperholme, close to good local schooling at both primary and secondary level including Lightcliffe C of E and Hipperholme Grammar School. Excellent transport links to surrounding towns of Halifax and Brighouse as well as via the M62 motorway network to Leeds and Manchester.

Viewings are essential- call SW Property 01422 415776

Entrance

Entrance through uPVC door to the ground floor accommodation, small understairs cupboard, a window to the side and access to the first floor accommodation.

Ground Floor WC

A WC with handbasin, extractor fan, a window to the side and tiled walls behind WC.

Living Room

A generous-sized living room accessed through a glass panelled oak veneer door from the entrance hall. A window to the front allowing lots of natural light. Electric fire with marble hearth and surround. Open arch to the dining room for open plan living accommodation.

Dining Room

An open plan dining room with a large serving hatch from the kitchen and sliding patio doors to the rear garden.

Kitchen

A newly fitted, modern and trendy kitchen with white wall and base units with complementary worktops with a 1.5 bowl granite composite sink. Benefits from white metro tiling and vinyl flooring. Integrated fridge freezer, dishwasher, double electric oven, induction hob with extractor fan. Space for washing machine. External door to the rear garden and a window to the side.

Landing

A window to the side elevation, useful airing cupboard which houses the boiler and storage space. Access to the loft via a loft ladder, part bordered with power and light.

Bedroom Three

A spacious single bedroom with a window to the front elevation and over stair storage space.

Bathroom

A newly fitted house bathroom with a WC, handbasin into vanity unit and a large shower cubicle with an overhead and a handheld shower. Benefits from a chrome heated towel rail, a wall mounted mirror with overhead light and extractor fan. The bathroom has fully tiled walls, vinyl flooring and an obscured window to the rear elevation.

Bedroom Two

A large double bedroom with wardrobes, drawers and bedside tables. A window to the rear elevation overlooking the garden.

Bedroom One

A good-size double bedroom with fitted wardrobes and a dressing table with a wall mounted mirror, drawers and bedside tables. A window to the front elevation.

External

Externally the property has a private driveway for three to four cars, a single detached newly built garage with additional head height, side access and power and light. A landscaped garden to the front with lawn, paving and border plants as well as a private landscaped garden to the rear with lawn, patio and a separate seating area behind the garage. Outside tap, electrical socket and sensor light.

Directions

For Satnav please use the postcode HX3 8AN.

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

Disclaimer

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Viewings

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property, or require further information.

Disclaimer

SW Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Road Map



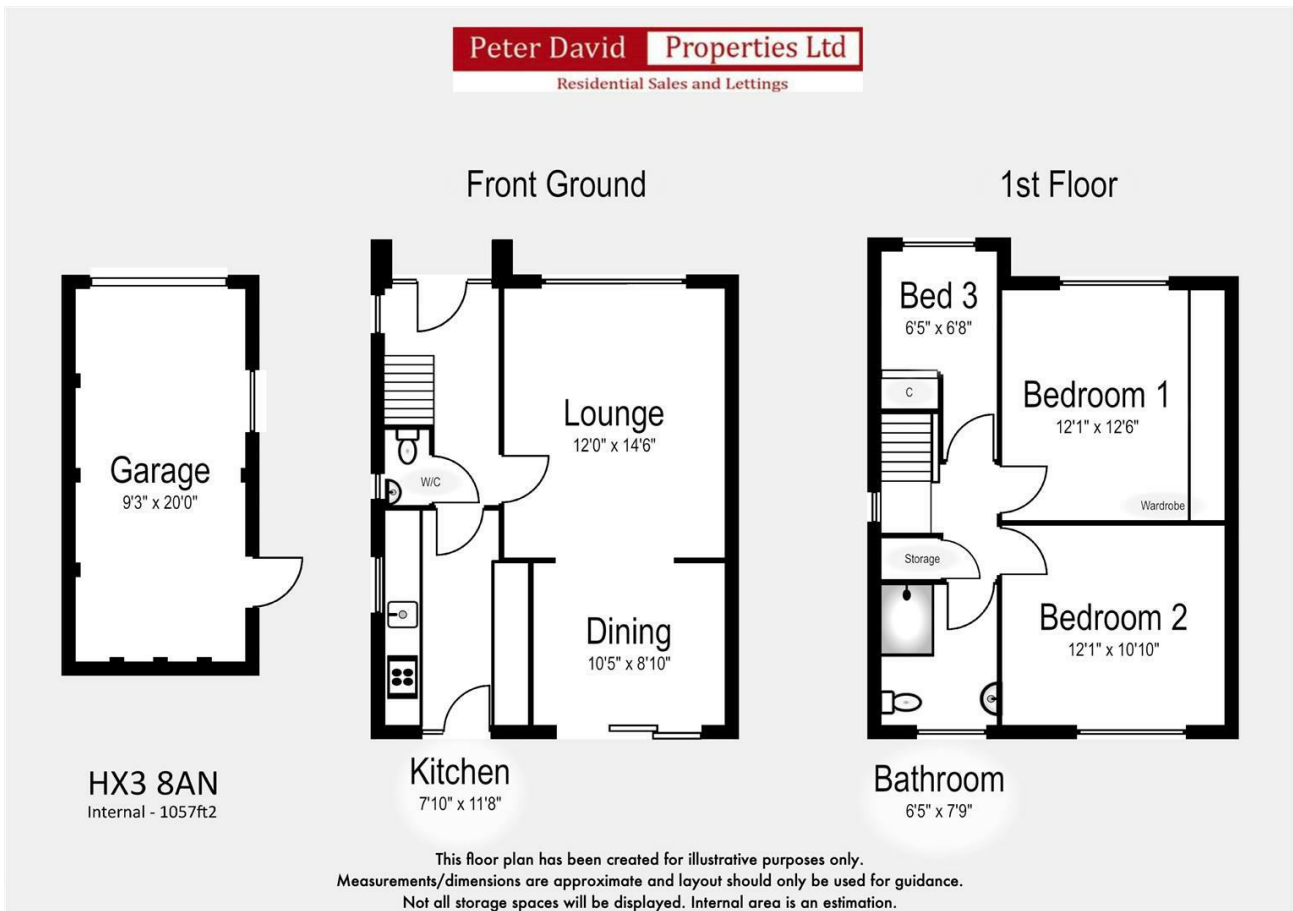
Hybrid Map



Terrain Map



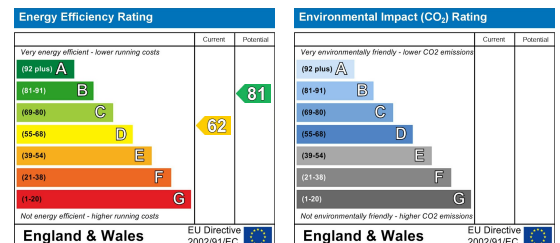
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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