



35 Westfield Drive, Halifax, HX3 8AW

Offers Over £285,000

A recently renovated, three-bedroom semi-detached family home situated on a popular residential road in Lightcliffe. The stylish property benefits from modern interior features such as a new kitchen and open plan living room and dining room. There is off-street parking and a garage.

Entrance Hall

Composite front door, carpeted flooring with a UPVC window to the side and frosted glass windows to the front. Stairs to the first floor and a wall-mounted hive heating system. The door leads to the downstairs WC and a downstairs storage cupboard. Doors leading to the living room and kitchen.

WC

Metro Brick half-tiled walls, period style flooring with a low-level flush WC. Corner wash basin and mixer tap. UPVC window to the side.

Kitchen

A brand new kitchen with a range of floor wall-mounted high gloss handleless storage units. Metro brick tiled splashback and space for a washing machine. Oven and four-ring hob with a designer extractor fan. Windows to the rear of the property. One-and-a-half bowl stainless steel, sink with mixer tap and draining board. A door leads to the rear garden.

Living room

Good sized space with carpeted flooring and a window with views to the front of the property.

Dining room

A space for a large dining table and chairs and the UPVC window overlooking the rear of the property.

Landing

UPVC window to the side, doors to the bedrooms and bathroom. Loft hatch with full boarded loft and ladder. Door leading to the airing cupboard which is currently housing a Worcester Bosch combination boiler.

Bedroom

Double size room with carpeted flooring and a UPVC window to the front of the property.

Bedroom

Carpeted flooring, double size room with built-in sliding mirrored wardrobes. UPVC window to the rear of the property.

Bathroom

Floor-to-ceiling wall tiles period-style flooring and a vanity-style wash basin storage cupboard underneath. Panelled bath with a handheld mixer shower attached. Glass shower screen and heated chrome towel rail.

Bedroom

Single room with UPVC window with views to the front of a property storage cupboard. Carpeted flooring.

Outside

To the front of the property, there is a private driveway with parking for two vehicles. And mature easy to easy-to-maintain front garden. To the rear of the property, there is a mature garden with trees and shrubs and access to a single garage. Single Garage.

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.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

EPC Rating:

D

