



## 1 Westroyd, Hipperholme, Halifax, HX3 8LF

£245,000

- Refurbishment Opportunity
- Off-Road Parking
- 2 Receptions
- Prime Location
- Flexible Layout
- Huge Potential
- Spacious Plot
- 3 Bedrooms
- Ideal Investment



# 1 Westroyd, Halifax HX3 8LF

Refurbishment Opportunity in Hipperholme – Ideal for Investors and Owner-Occupiers.

Located in the heart of Hipperholme, this three-bedroom end-terrace offers a fantastic refurbishment opportunity close to local amenities, highly regarded schools, and excellent motorway connections.



Council Tax Band: A



This property has been a cherished family home for many years and is now ready to be transformed into a modern living space with the necessary upgrades. Whether you're an investor looking for a project or a homeowner seeking to create your dream home, this property offers the perfect foundation.

#### **Spacious Plot:**

Situated on a good-sized plot, the property boasts a well-maintained front garden with established trees, a brick wall, and fencing providing privacy from the road.

#### **Off-Road Parking**

Side road access leads to a private rear yard with ample off-road, private parking space for several vehicles.

#### **Flexible Layout:**

Extending to over 1000 sq ft over two floors, the ground floor includes a kitchen with rear access, leading into a large sitting room with a fireplace and front-facing window. A separate lounge at the front of the house would be perfect for relaxing or entertaining. The utility room, located in a side extension, offers extra space and an external door for added convenience.

#### **Upstairs Accommodation:**

The first floor features two good-sized front-facing double bedrooms, which have space for fitted wardrobes, as well as a smaller third bedroom to the rear. A family bathroom with a three-piece suite is located conveniently next door. The property also boasts interesting angles and partially exposed roof trusses, giving the upper floor extra ceiling height and character.

#### **Additional Features:**

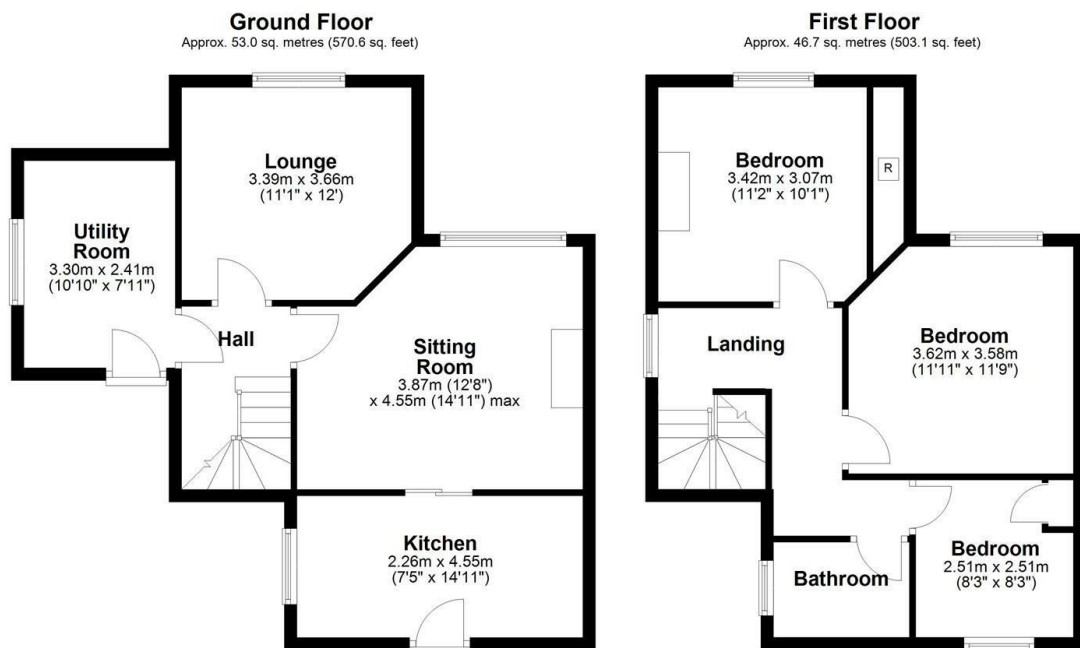
Gas central heating and double-glazed windows feature throughout, although the new owners may wish to replace or upgrade all services.

#### **Don't miss out on this fantastic opportunity!**

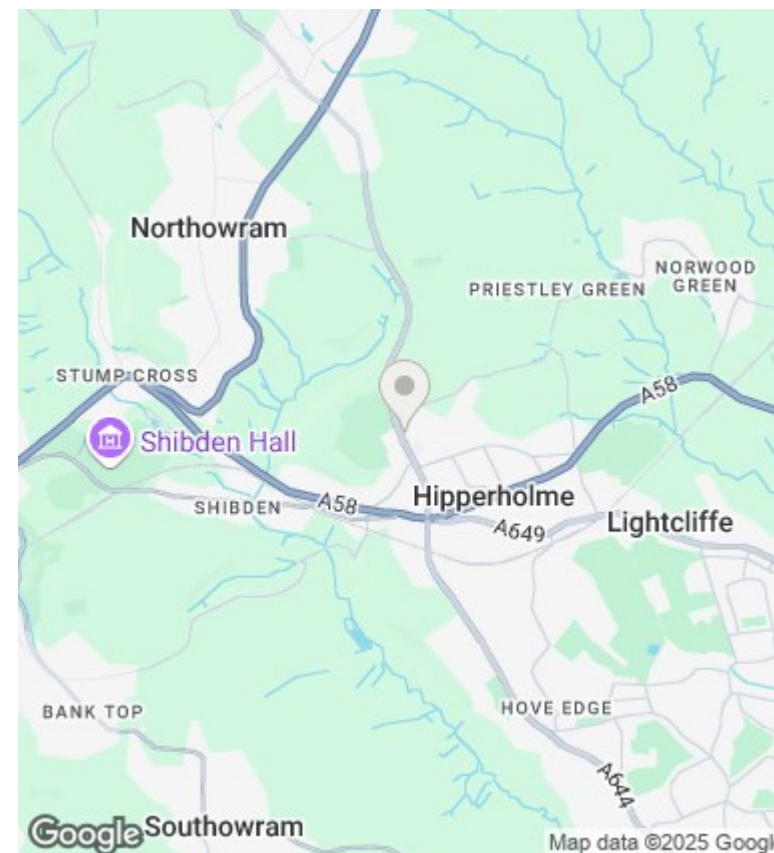
This property offers huge potential to modernise and personalise to your taste. It's ideal for those looking to invest in a promising area or for a family looking to settle into a vibrant, well-connected location.

#### **Agents 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.



Total area: approx. 99.7 sq. metres (1073.7 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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