

Peter David

Properties Ltd

Residential Sales and Lettings



Westbourne Crescent, Crossley Hill

£169,950





Nestled in the sought after area of Salterhebble, Halifax, this delightful end terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two inviting bedrooms provide a peaceful retreat, while the well-appointed bathroom ensures practicality for everyday living, including a bath and separate walk in shower.

One of the standout features of this home is the good-sized garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property boasts a large cellar with an additional storage area, currently used as a home gym.

The location is particularly advantageous, situated close to Calderdale Royal Hospital, making it ideal for healthcare professionals or anyone who values proximity to essential services. The surrounding area offers a blend of local amenities.

This terraced house offers a combination of space, functionality, and a prime location, it is a wonderful opportunity for first-time buyers, small families, or investors alike. Do not miss the chance to make this charming house your new home.

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- CONVENIENT LOCATION
- GOOD SIZE GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance hall

Lounge

11'4" x 12'3" (3.47 x 3.75)

Lounge

12'2" x 12'7" (3.72 x 3.85)

Lower ground floor

Kitchen

12'3" x 12'4" (3.75 x 3.77)

Cellar/ Gym

10'2" x 11'9" (3.1 x 3.6)

First floor

Bedroom one

9'10" x 12'5" (3 x 3.8)

Bedroom two

10'2" x 12'5" (3.12 x 3.8)

Bathroom

5'8" x 9'0" (1.75 x 2.75)

External

On street permit holder parking. Garden to the rear, with the option to create a driveway if desired.

Directions

Please use postcode HX3 0PJ for sat nav directions.

PLEASE NOTE

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



Road Map



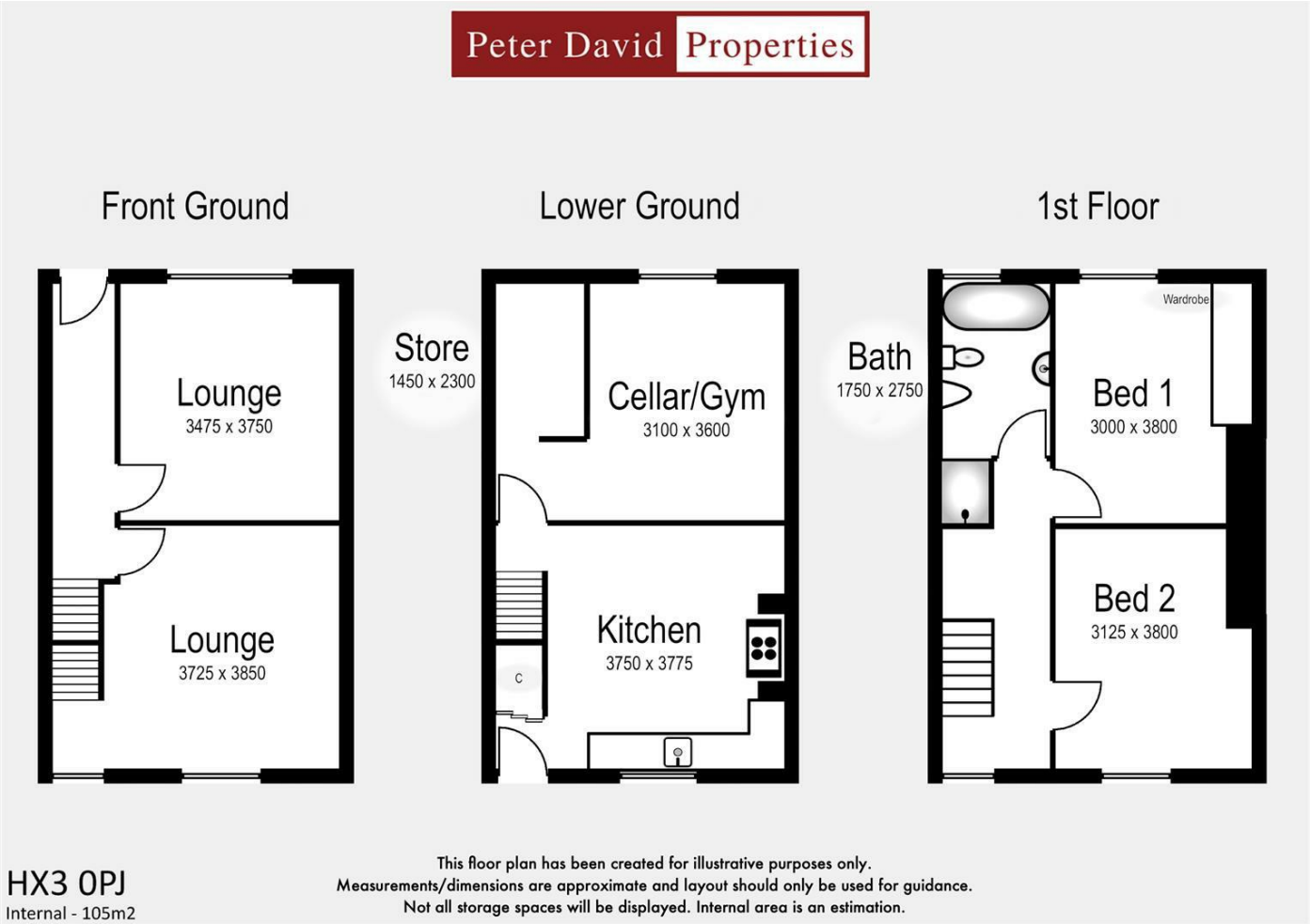
Hybrid Map



Terrain Map



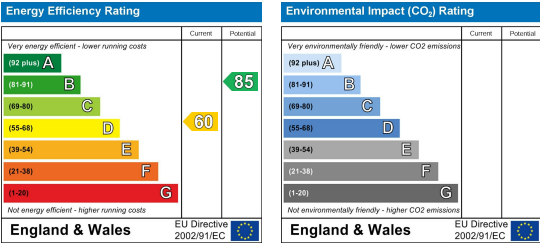
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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