

Peter David

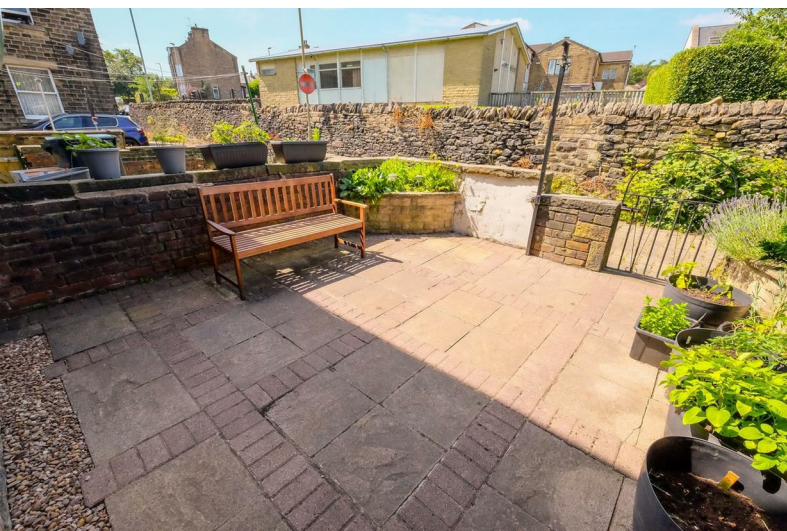
Properties Ltd

Residential Sales and Lettings



Westbourne Terrace,

£140,000





Nestled in the charming area of Westbourne Terrace, Halifax, this delightful inner through terrace house presents an excellent opportunity for those seeking a home with potential. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a comfortable living space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen, complete with a separate dining room, provides a functional space for family meals.

One of the standout features of this property is the enclosed patio garden, which offers a private outdoor retreat. This space is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

While the house is in need of some modernisation, this presents a wonderful opportunity for buyers to put their own stamp on the property and create a home that reflects their personal style. The convenient location further enhances its appeal, with local amenities, schools, and transport links just a stone's throw away.

In summary, this terrace house on Westbourne Terrace is a promising prospect for those looking to invest in a property with potential. With its inviting spaces and outdoor garden, it is sure to attract interest from a variety of buyers.

- TWO BEDROOMS
- THROUGH TERRACE
- ENCLOSED PATIO
- CLOSE TO LOCAL SCHOOLS & CALDERDALE ROYAL HOSPITAL
- EASY ACCESS TO HALIFAX & HUDDERSFIELD
- POPULAR LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

14'1" x 11'10" (4.3 x 3.62)

Dining room

9'6" x 11'1" (2.9 x 3.4)

Kitchen

7'2" x 11'1" (2.2 x 3.4)

Cellar

17'2" x 7'0" (5.25 x 2.15)

First floor

Bedroom one

14'1" x 11'10" (4.3 x 3.62)

Bedroom two

9'6" x 11'1" (2.9 x 3.4)

Bathroom

7'2" x 8'0" (2.2 x 2.45)

Directions

Please use post code HX3 0PQ 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



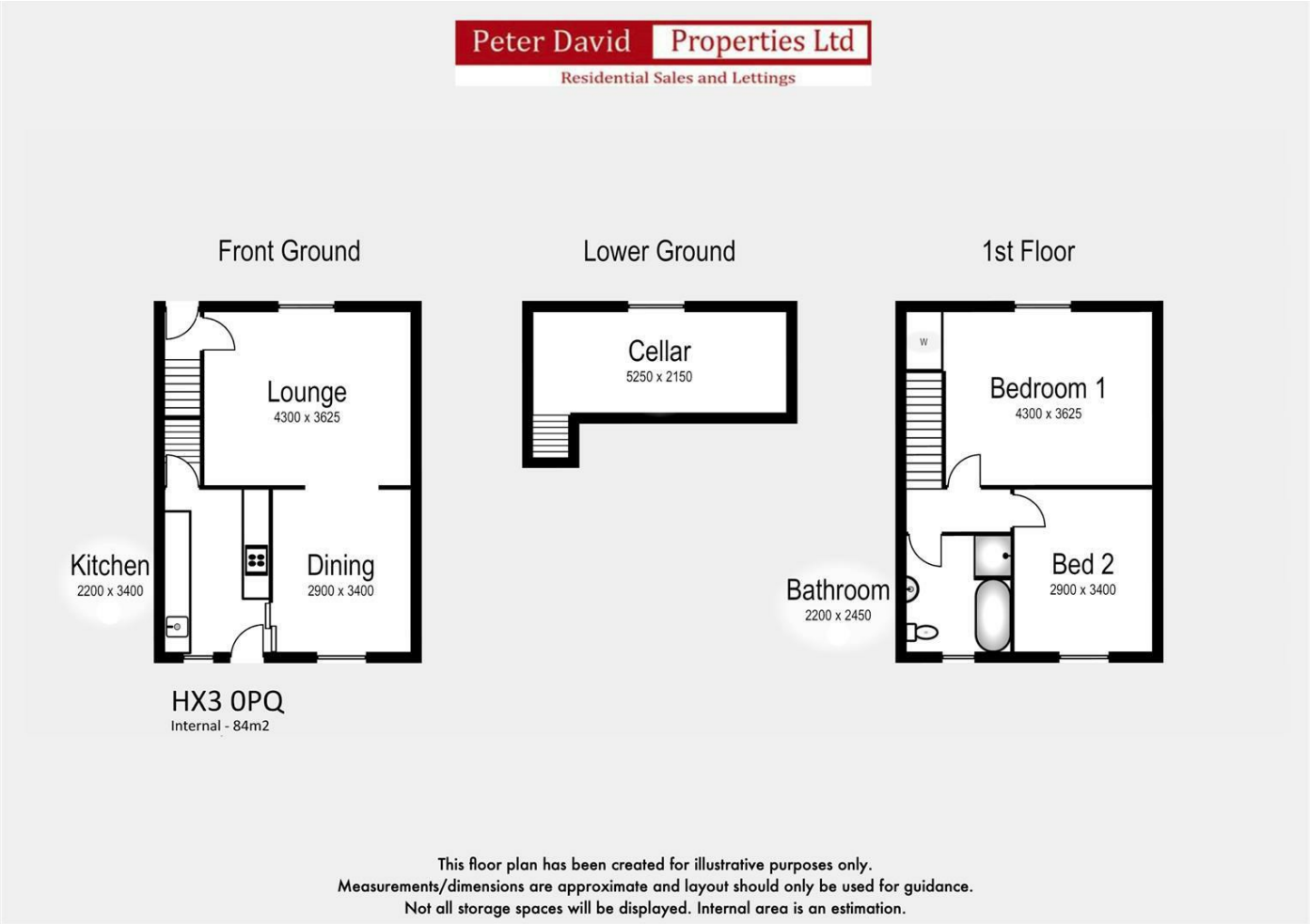
Hybrid Map



Terrain Map



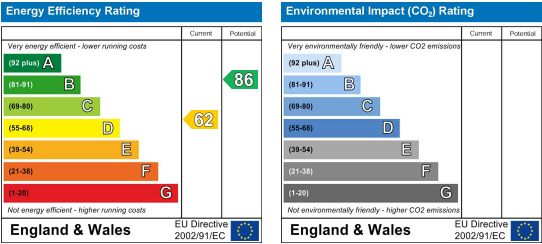
Floor Plan



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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