



8 Westbourne Terrace, Halifax, HX3 OPQ

Offers Over £140,000

- : Popular & Convenient Location
- : Easy Access to Halifax & M62
- : Ideal For First Time Buyer Or Property Investor
- : Yard To The Rear
- : Realistically Priced
- : Traditional Stone Built Terraced Residence
- : Close To Outstanding Schools
- : Modern Fitted Dining Kitchen
- : UPVC Double Glazing & Gas Central Heating
- : Viewing Strongly Recommended

8 Westbourne Terrace, Halifax HX3 0PQ

Situated in this extremely popular and convenient residential location lies this two bedroomed traditional stone built terraced residence which will be of special interest to the first time buyer or property investor. The property briefly comprises an entrance vestibule, lounge, dining kitchen, cellar, 2 bedrooms, bathroom, uPVC double glazing, gas central heating, and a yard to the rear. The property provides easy access to the local amenities of Skircoat Green & Savile Park, including outstanding schools as well as easy access to Halifax Town Centre and the Trans Pennine Road and Rail network linking Manchester & Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: A



ENTRANCE HALL

With cornice to ceiling, dado rail, one single radiator and fitted carpet.

From the Entrance Hall a panelled door opens to the

LOUNGE

14'3" x 11'8"

With uPVC double glazed window to the front elevation. Feature fireplace to the chimney breast incorporating wood fire surround with marble inset and hearth and coal effect living flame gas fire. One single radiator, one TV point, one telephone point and a fitted carpet.

From the Entrance Hall a door opens into the

DINING KITCHEN

13'7" x 11'5"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in canopy above and stainless steel splash back, fan assisted electric oven and grill and dishwasher. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a polished wood floor. There are original built-in cupboard and drawers, uPVC double glazed window to the rear elevation, one single radiator and uPVC double glazed rear entrance door.

From the Kitchen a panelled door opens to the cellar head with uPVC double glazed window to the rear elevation. From the cellar head there are stone steps down to the

UTILITY CELLAR

Which has power and light, houses the combination boiler and has plumbing for an automatic washing machine. There is a uPVC double glazed rear entrance door opening onto the rear garden, one single radiator.

Door to

COAL CELLAR

From the Entrance Hall stairs with fitted carpet lead to the

LANDING

With a uPVC double glazed window to the rear elevation, fitted carpet and access to loft.

From the Landing a door opens into

BEDROOM ONE

11'5" x 11'5"

With uPVC double glazed window to the rear elevation, sliding mirrored doors opening to wardrobe facilities, one double radiator and fitted carpet.

From the Landing a door opens into

BEDROOM TWO

12'11" x 10'5"

With uPVC double glazed fire escape window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into the

MODERN BATHROOM

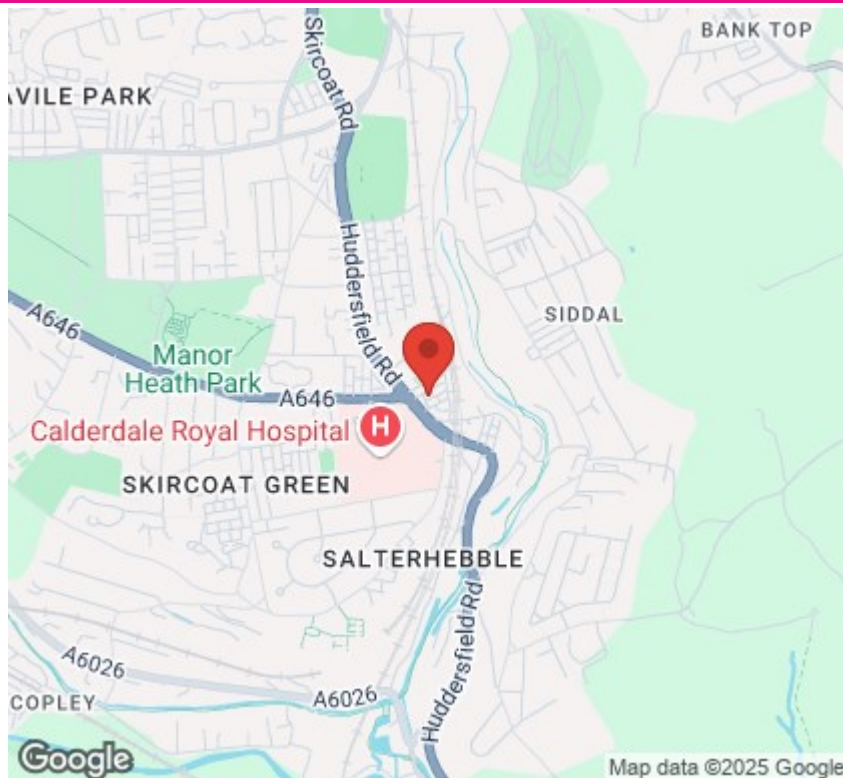
With four piece suite comprising corner shower cubicle with overhead shower unit, Victorian style claw foot bath with mixer tap, low flush W/C and hand wash basin. This attractive bathroom is fully tiled and has a matching floor, uPVC double glazed window to the front elevation, chrome heated towel rail/radiator.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and in Council Tax Band A

EXTERNAL

To the front of the property there is a path leading to the front entrance door and a small garden. To the rear of the property there is a flagged yard with outhouses and flower bed.



Directions

SAT NAV HX3 OPQ

Viewings

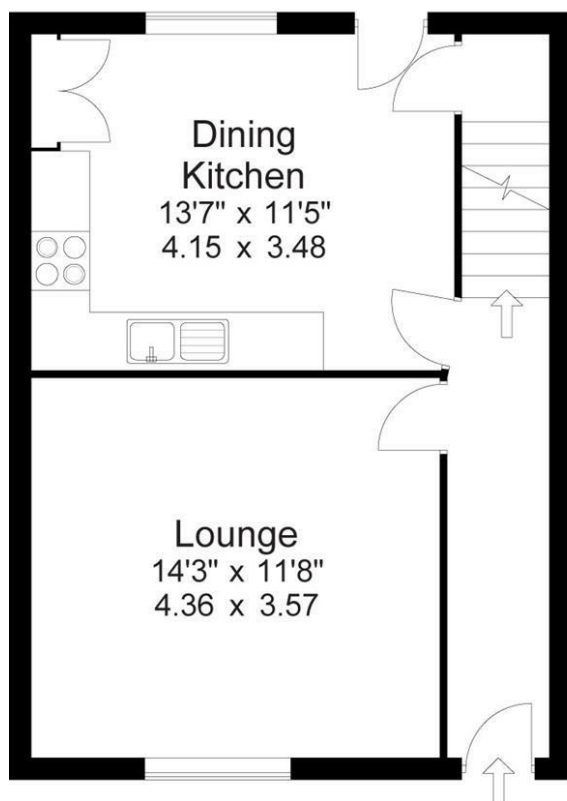
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

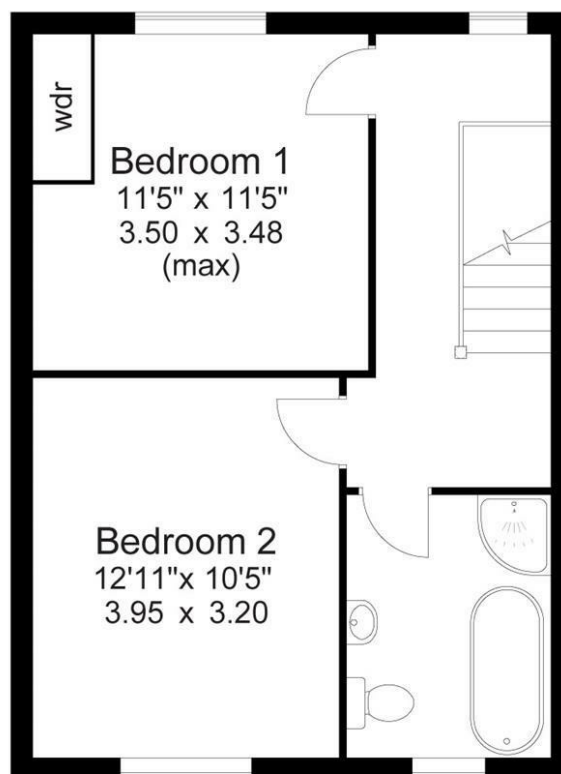
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 878 Sq. Feet
= 81.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.