

Peter David

Properties Ltd

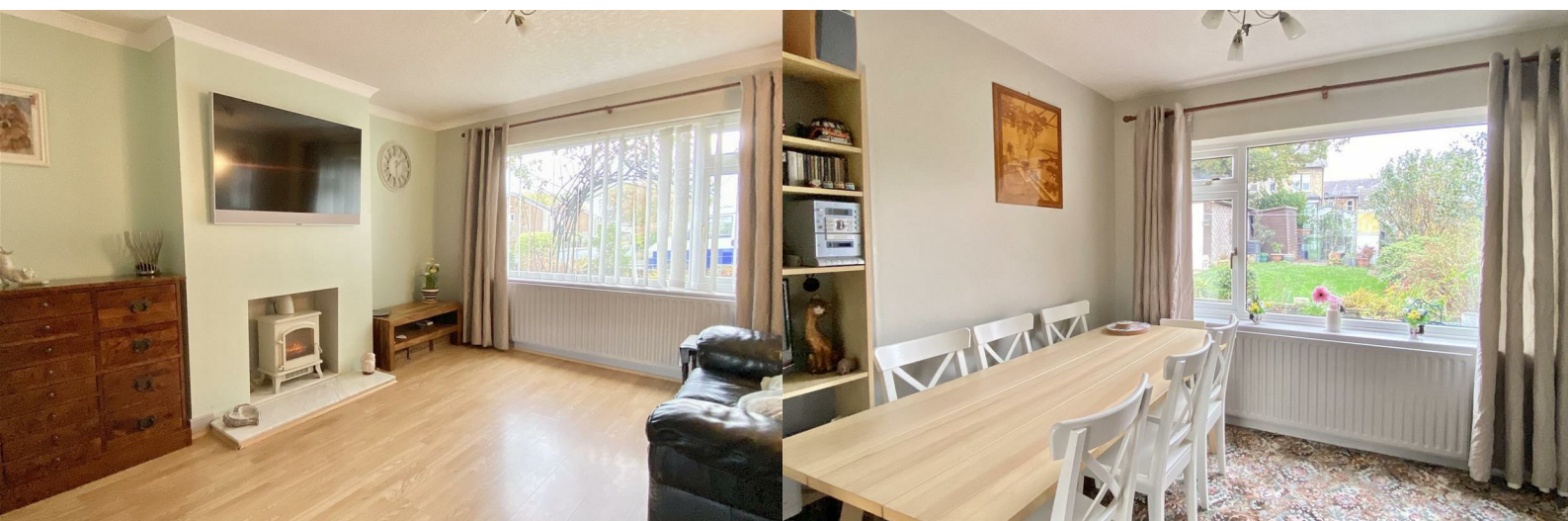
Residential Sales and Lettings



38 Westfield Avenue

Halifax, HX3 8AP

Offers Over £265,000



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Lightcliffe, Halifax, HX3 8AP

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Register for our open day!

Nestled on the charming Westfield Drive in Lightcliffe, Halifax, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families seeking a welcoming environment. The property boasts two reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary living. Additionally, the convenience of a downstairs w/c adds practicality to daily routines. The separate living and dining rooms enhance the functionality of the space, allowing for versatile use according to your lifestyle.

Outside, the property is complemented by gardens to both the front and rear, offering a lovely outdoor space for children to play or for hosting summer gatherings. The driveway and garage provide parking for multiple vehicles.

Situated on a popular and family-friendly avenue, this home is conveniently located near local schools and amenities, making it an excellent choice for families. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to make this house your home.

Entrance Hallway

With access to the first floor accommodation and the useful WC room. Benefiting from wood flooring.

Living Room

This large living room has a window to the front aspect and the focal point is a feature fireplace and the option to have a wall mounted television on the chimney breast. There is an open arch and sliding doors to the dining room.

Dining Room

A second reception room which lies adjacent to the kitchen. Window to the rear aspect.

Kitchen

A modern fitted kitchen with cream base and wall units as well as an integrated oven and hob. There is space for a fridge and freezer and the pantry cupboard is currently home to a washer and drier adding further practicality. Large corner cupboards increase storage space and the room overlooks the rear garden with a stable door opening onto the driveway at the side of the home.

Downstairs WC

A useful downstairs WC, with a hand basin.

Landing

At the top of the stairs there is a drop-down ladder providing access to the part-boarded loft. The airing cupboard provides convenient storage space and houses the boiler, while a window to the side aspect allows for natural light.

Master Bedroom

A large double bedroom with a window to the front elevation. The master bedroom further benefits from large wardrobes, providing ample storage space.

Bedroom Two

A double bedroom with fitted wardrobes and a window to the rear elevation.

Bedroom Three

A single bedroom with a window to the front elevation.

Bathroom

A fully tiled bathroom with a white three piece suite, comprising: a WC, a hand basin and a bath with an overhead electric shower.

External

To the front of the property there is an easy-to-maintain garden, with a driveway to the side of the property leading to the detached garage. There is a garden to the rear, which has both a patio and a lawn. Benefiting from a greenhouse, a shed and a BBQ area.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 8AP.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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



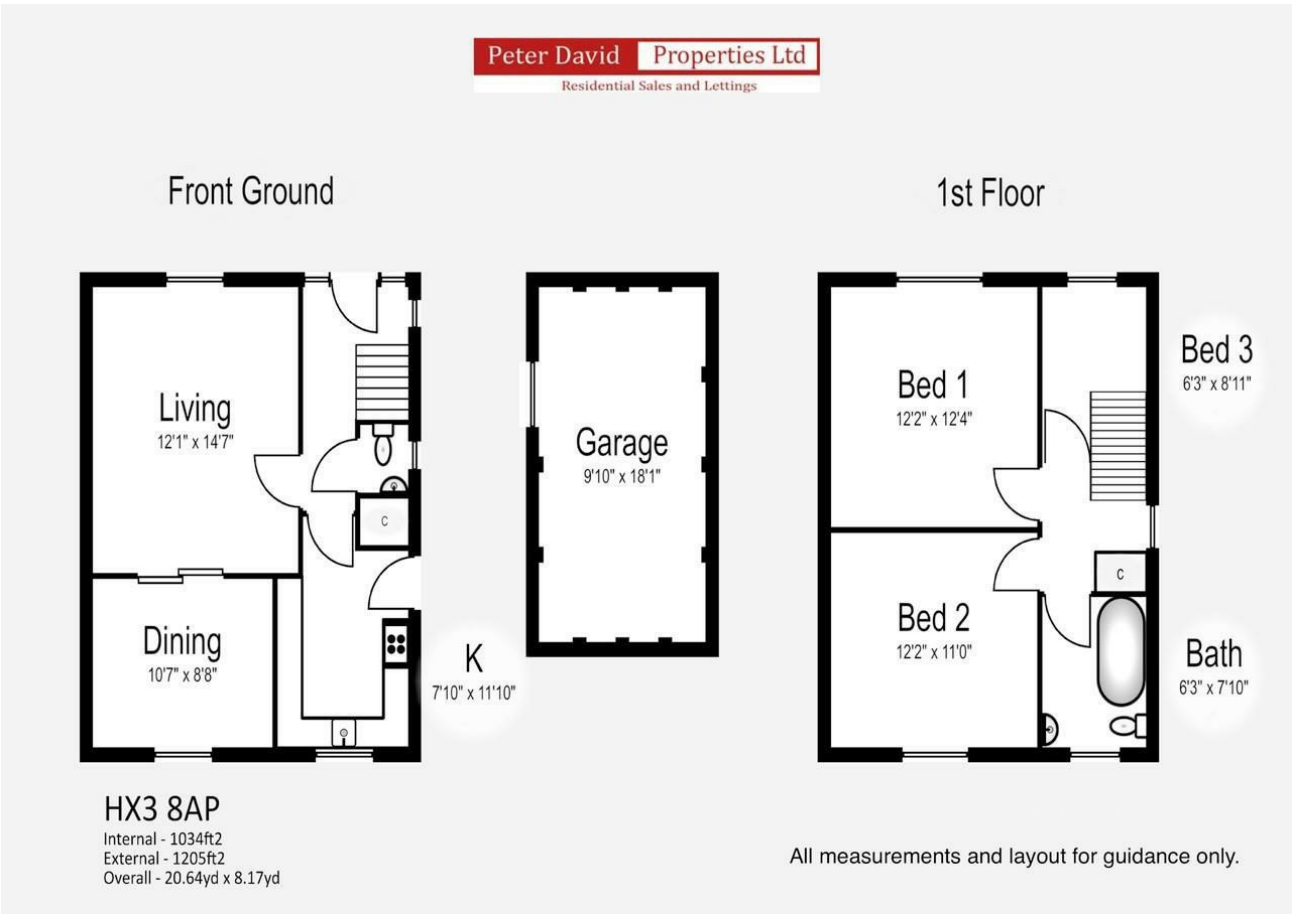
Hybrid Map



Terrain Map



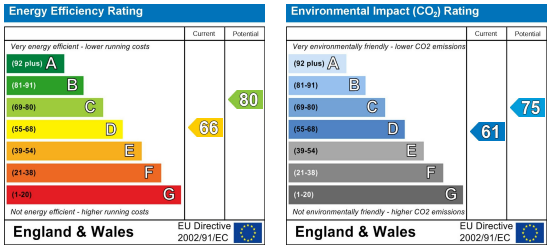
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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