



WAINHOUSE
PROPERTIES



9 WESTFIELD DRIVE BRIGHOUSE

£260,000
FREEHOLD

Welcome to this charming semi-detached house on Westfield Drive in the delightful area of Lightcliffe, Brighouse. This property comprises of a kitchen, downstairs WC, two reception rooms, bathroom and with three bedrooms, including an attic room, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

Although the property is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create the home of your dreams. The gardens to the front and rear offer a lovely outdoor space where you can enjoy the fresh air. One of the standout features of this property is the parking for multiple vehicles, a rare find in many residential areas. Additionally, the presence of a garage provides extra storage space or a secure spot for your vehicle.

If you are looking for a property with great potential and the opportunity to add value through renovation, then this house on Westfield Drive is definitely worth considering. Don't miss out on the chance to turn this property into your perfect home in this sought-after location.



• SEMI - DETACHED PROPERTY • THREE BEDROOMS • ATTIC ROOM • IN NEED OF MODERNISATION

Entrance Hallway

Access via a uPVC front door with staircase leading to the first floor, double glazed window to the side, under stair storage cupboard and door to:

Downstairs WC

Comprising of WC, wash basin, frosted double glazed window and door opening to the boiler cupboard.

Living Room

Spacious living room with large double glazed window to the front, radiator, gas fireplace and open archway to:

Dining Room

With double glazed window to the rear, radiator and door to:

Kitchen

Fitted with matching wall and base units with work surfaces incorporating a sink with drainer. Integrated fridge freezer, oven and hob with extractor over head. Double glazed window to the rear, uPVC side access door and small storage cupboard.

First Floor

Landing with access to bedrooms, and loft access point.

Bedroom One

Double room with double glazed window to the rear, radiator and fitted wardrobes to one wall.

Bedroom Two

Further double room with fitted wardrobes, drawers and dressing table. Double glazed window to the front and radiator.

Bedroom Three

Single room with double glazed window.

Bathroom

Three piece white suite comprising of WC, wash basin and bath with shower overhead. Frosted double glazed window, partly tiled walls and frosted double glazed window.

Attic Room

Offering potential to create another room with sky light window.

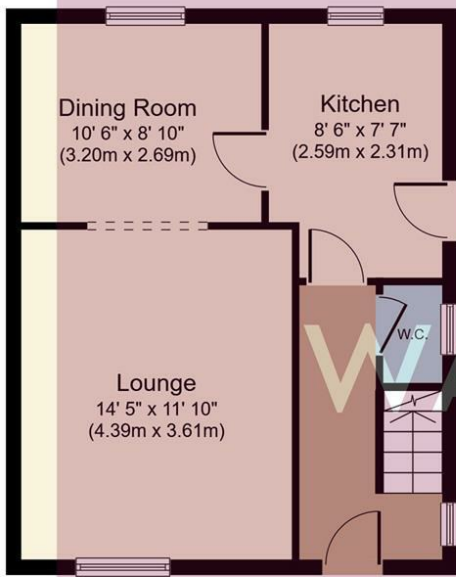
External

The property benefits from a lawn garden to the front with driveway to the side of the property leading to a single garage with up & over front door. Further lawn garden to the rear.



- DOWNSTAIRS WC • GARDENS TO THE FRONT & REAR • GARAGE • DRIVEWAY FOR MULTIPLE CARS • EPC - TO BE CONFIRMED





Ground Floor
Approximate Floor Area
434 sq. ft.
(40.3 sq. m.)



First Floor
Approximate Floor Area
434 sq. ft.
(40.3 sq. m.)



Second Floor
Approximate Floor Area
245 sq. ft.
(22.8 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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