



7 West View Drive, Halifax, HX2 0BD
£130,000

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Occupying a pleasant position, this attractive stone-built three-bedroom end-terraced property offers well-proportioned accommodation arranged over two floors. The property features a spacious lounge with bay window, separate dining room, fitted kitchen, three bedrooms and a family bathroom. Externally, there are gardens to both the front and rear, together with a block-paved parking apron accessed via twin wrought iron gates, providing useful off-road parking.



GROUND FLOOR:

Entrance Hall

Accessed via a UPVC double glazed entrance door, the entrance hall has a central heating radiator and staircase rising to the first floor.

Lounge

12'8" x 11'5" to the bay (3.86m x 3.48m to the bay)

A well-proportioned reception room with a UPVC double glazed bay window providing plenty of natural light, together with a central heating radiator.

Dining Room

10'6" x 9'4" (3.20m x 2.84m)

A separate dining room with UPVC double glazed window and central heating radiator.

Kitchen

9'3" x 6'2" (2.82m x 1.88m)

Fitted with a range of wall and base units with an inset one and a half bowl sink with side drainer, plumbing for an automatic washing machine and electric cooker point. Having a UPVC double glazed window and rear access door.

FIRST FLOOR:

Landing

Having a UPVC double glazed window and access to the three bedrooms and family bathroom.

Master Bedroom

12'8" x 10'0" to the bay (3.86m x 3.05m to the bay)

A generous double bedroom with a UPVC double glazed bay window, built-in wardrobes and central heating radiator.

Bedroom 2

10'0" x 9'2" (3.05m x 2.79m)

A good-sized bedroom having built-in wardrobes, UPVC double glazed window and central heating radiator.



Bedroom 3

7'9" x 6'9" (2.36m x 2.06m)

A useful third bedroom having a UPVC double glazed window and central heating radiator.

Family Bathroom

Fitted with a three-piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment. Having a UPVC double glazed window and central heating radiator.

OUTSIDE:

To the front, twin wrought iron gates open onto a block-paved parking apron providing useful off-road parking. The property also benefits from gardens to both the front and rear, providing pleasant outdoor space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

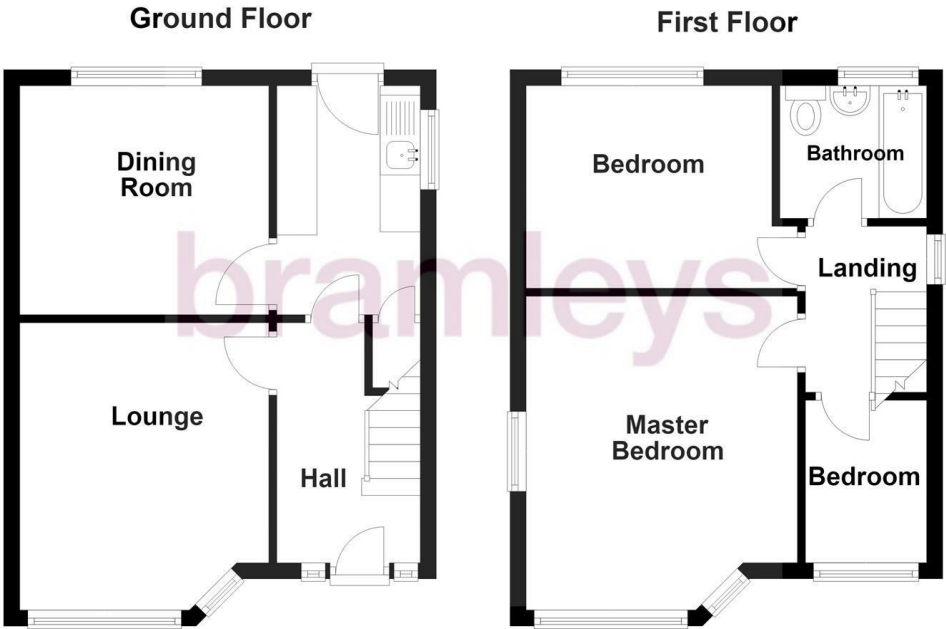
Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

