



**Westcliffe Drive, HALIFAX, HX2 0LP**



**welcome to**

**Westcliffe Drive, HALIFAX**

Great first time buyer opportunity! Two bedroom mid-terrace property situated in the Warley location of Halifax offers great living accommodation with two bedrooms plus an occasional room, off street parking and a private enclosed rear garden. Close to schools & amenities. Contact us now to view!



### **Lounge**

14' x 11' 6" ( 4.27m x 3.51m )

With a double glazed bay window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has laminate flooring and provides space for free standing furniture.

### **Kitchen/Diner**

14' 4" x 10' 8" ( 4.37m x 3.25m )

With wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation and French doors which provide access to the rear garden. With two gas central heating radiators and ceiling light point, door to the storage cellar and the kitchen itself provides space for dining furniture and has tiled flooring.

### **First Floor Landing**

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

### **Bedroom One**

10' 7" x 8' 5" ( 3.23m x 2.57m )

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom provides space for free standing furniture and has carpeted flooring.

### **Bedroom Two**

10' x 8' 5" ( 3.05m x 2.57m )

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

### **Occasional Room**

14' 5" x 10' ( 4.39m x 3.05m )

Located on the second floor is the occasional room with a velux window, gas central heating radiator and carpeted flooring. This room benefits from under eaves storage space. The storage space in this room could be used for many things.

### **Bathroom**

The house bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over & glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself has vinyl flooring.



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welcome to

## Westcliffe Drive, HALIFAX

- \*\*\*OFFERS OVER £170,000\*\*\*
- GREAT FIRST TIME BUYER OPPORTUNITY
- OFFERING GREAT LIVING THROUGHOUT
- OFF STREET PARKING & SOUTH FACING GARDEN
- TWO BEDROOMS PLUS OCCASIONAL ROOM WITH AMPLE STORAGE SPACE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115049 - 0003

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