



Westcliffe Drive, HALIFAX, HX2 0LP

william
h brown
Incorporating
Porter Glenny

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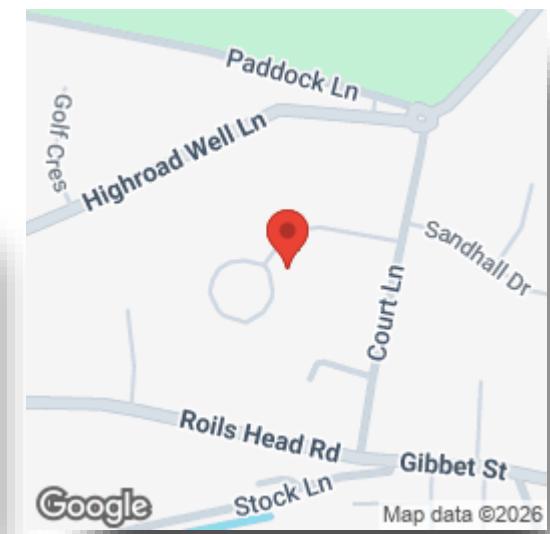
- ***OFFERS OVER £170,000***
- GREAT FIRST TIME BUYER OPPORTUNITY
- OFFERING GREAT LIVING THROUGHOUT
- OFF STREET PARKING & SOUTH FACING GARDEN
- TWO BEDROOMS PLUS OCCASIONAL ROOM WITH AMPLE STORAGE SPACE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£170,000



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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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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