



**16 Westminster Road, HX3 8DH**  
Halifax

Offers in the Region of  
**£435,000**





**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Property Reference - CR1528

Occupying a desirable position within a small cul-de-sac in sought-after Hipperholme, this impressive extended four-bedroom detached home offers generous and versatile accommodation, perfectly suited to modern family life.

The property features four spacious double bedrooms, including a principal bedroom with en-suite facilities, alongside two excellent reception rooms providing ample space for both relaxing and entertaining. At the heart of the home is a superb family dining kitchen overlooking the rear garden—an inviting setting for everyday living and special occasions alike.

Outside, the property benefits from an enclosed rear garden and a private driveway to the front with parking for two cars. Conveniently situated within easy driving distance of Halifax and Brighouse, this substantial and beautifully proportioned home combines space, comfort and an enviable location to create an exceptional opportunity for growing families.

#### Entrance Hall

Enter through the composite front door into the entrance hall, which provides access to the downstairs WC and living room. Grey carpet continues into the living areas.

#### Downstairs WC

A useful cloakroom fitted with a WC, vanity unit and washbasin. A privacy window to the side and a black heated towel rail complete the room.

#### Living Room

A spacious living room with an electric fire and a front-facing window with wooden internal shutters. Doors lead to the kitchen diner and second reception room, while glazed doors provide access to the staircase.

#### Second Reception Room

This versatile additional reception room has grey carpet and a large front-facing window with wooden internal shutters. It could be used as a family room, playroom or home office.







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### **Kitchen Diner**

The rear extension creates a generous space for cooking, dining and relaxing. Patio doors, a side door and a window bring in plenty of natural light. White high-gloss wall and base units are paired with black granite worktops and grey laminate flooring, with room for a dining table and seating area.

Integrated appliances include a dishwasher, gas hob, two ovens, grill and warming drawer. There is also an inset ceramic sink and drainer with a handheld tap.

### **Utility Room**

The separate utility room has matching wall and base units, laminate worktops and a stainless-steel sink and drainer. It provides plumbing for a washing machine, space for a freestanding appliance and access to the side of the property. The boiler is housed here.

### **Landing**

Glazed doors from the living room lead to the stairs. Grey carpet continues across the first-floor landing.

### **Master Bedroom**

A spacious double bedroom with a window overlooking the rear garden. There is ample space for bedroom furniture as well as access to a private en suite.

### **En Suite**

The partially tiled en suite has a large walk-in shower, WC, washbasin and chrome heated towel rail. A privacy window faces the side, and ceramic tiles finish the floor.

### **Bedroom Two**

A double bedroom with a front-facing window and wooden internal shutters.

### **Bedroom Three**

A further double bedroom with a front-facing window and white internal shutters.

### **Bedroom Four**

A double bedroom with a window overlooking the rear garden.





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### House Bathroom

The modern, partially tiled family bathroom includes a bath with handheld shower, a corner shower cubicle, WC and washbasin. It also has a side-facing privacy window, ceramic tiled floor and chrome heated towel rail.

### Driveway

The driveway provides off-road parking for two cars.

### Rear Garden

The enclosed rear garden features a lawn and patio area, surrounded by timber fencing.











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