



34 Westborough Drive, Halifax, HX2 7QL

Offers Over £250,000

- : Desirable Residential Location
- : 3 Bedrooms
- : Modern Kitchen & Bathroom
- : Gardens & Garage
- : Realistically Priced
- : Superb Panoramic Views
- : 2 Reception Rooms
- : basement Utility Room
- : South Facing
- : Viewing Essential

# 34 Westborough Drive, Halifax HX2 7QL

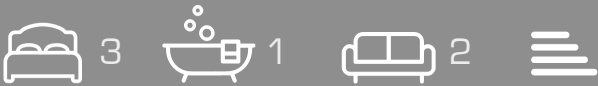
Nestled in the desirable area of Westborough Drive, Halifax, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home with the benefit of superb panoramic views. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in this desirable and convenient location.

As you approach the house, you will be greeted by its attractive exterior, which reflects a sense of the character of this period residence. Inside, the layout is designed to maximise space and functionality, offering a harmonious blend of modern living and traditional features. The rooms are well-proportioned, allowing for ample natural light to fill the space, creating a bright and airy environment.

The 2 reception rooms are perfect for relaxation and social gatherings, ensuring that family and friends can come together in comfort. There are 3 bedrooms (2 double and one single), providing a peaceful retreat at the end of the day.

Outside, the property benefits from a lovely garden space to the front and rear, which can be enjoyed during the warmer months. The south facing garden is perfect for gardening enthusiasts or for simply unwinding in the fresh air and enjoying the stunning panoramic views this property provides. There is the benefit of a detached garage to the rear of the property.

Located in Halifax, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and community. This property on Westborough Drive is a wonderful opportunity to create lasting memories in a delightful setting and as such an early appointment to view is absolutely essential.



Council Tax Band: C



### SIDE ENTRANCE PORCH

UPVC double glazed side entrance door opens into the porch, with UPVC double glazed windows to the front and side elevations. Quarry-tiled flooring.

From the entrance porch door to the

### ENTRANCE HALL

Corniced ceiling, matching dado rail and delf rack, one double radiator, and a glass-panelled front entrance door with UPVC double glazed window to the front elevation.

From the entrance hall door to the

### LOUNGE

15'7" into bay x 11'11"

Circular bay window to the front elevation with UPVC double glazed units, taking full advantage of the breath-taking panoramic views from this elevated and commanding position, this property provides. Feature stone fireplace to chimney breast with coal-effect living flame fire on a matching hearth. Corniced ceiling, one TV point, one single radiator, and a fitted carpet.

From the entrance hall door to the

### DINING ROOM

12'0" x 12'1"

UPVC double glazed window to the rear elevation, corniced ceiling, one single radiator, and a fitted carpet.

From the entrance hall door to the

### KITCHEN

7'10" x 6'0"

Fully fitted with a range of modern wall and base units, incorporating matching work surfaces, stainless steel single drainer 1.5 bowl sink with mixer tap, four-ring gas hob with fan-assisted electric oven beneath, extractor in canopy above and an integrated fridge. Tiled around work surfaces with complementing colour schemes to the remaining walls. UPVC double glazed window to the rear elevation.

From the entrance hall folding door opens to the cellar head with steps leading down to the

### UTILITY CELLAR

12'1" x 11'0" max

With plumbing for an automatic washing machine, Belfast sink unit, UPVC double glazed window to the front elevation, one single radiator, power, and light. This basement utility cellar also provides useful storage facilities.

From the Utility cellar doorway through to

### KEEP CELLAR

Housing the Ideal central heating boiler.

From the entrance hall stairs with fitted carpet leads to the

### LANDING

With UPVC double glazed window to the side elevation, access to insulated loft, and a fitted carpet.

From the landing door to the

### BATHROOM

Modern three-piece suite including pedestal wash basin, low flush WC, and panelled bath with Mira shower unit. Fully tiled walls, UPVC double glazed window to the side elevation. Double doors open into the airing cupboard with fitted shelves. One double radiator.

From the landing door opens to

### BEDROOM ONE

12'11" x 12'0"

UPVC double glazed window to the front elevation, enjoying superb panoramic views. One single radiator, and a fitted carpet.

From the landing door to

### BEDROOM TWO

12'0" x 12'0"

This second double bedroom has a uPVC double glazed window to the rear elevation, built-in double wardrobe with cupboard above and fitted drawers. Fitted shelves to the side of chimney breast, one single radiator, and a fitted carpet.

From the landing door to

### BEDROOM THREE

9'0" x 6'1"

UPVC double glazed window to the front elevation, again enjoying superb panoramic views. One single radiator, and a fitted carpet.

### EXTERNAL

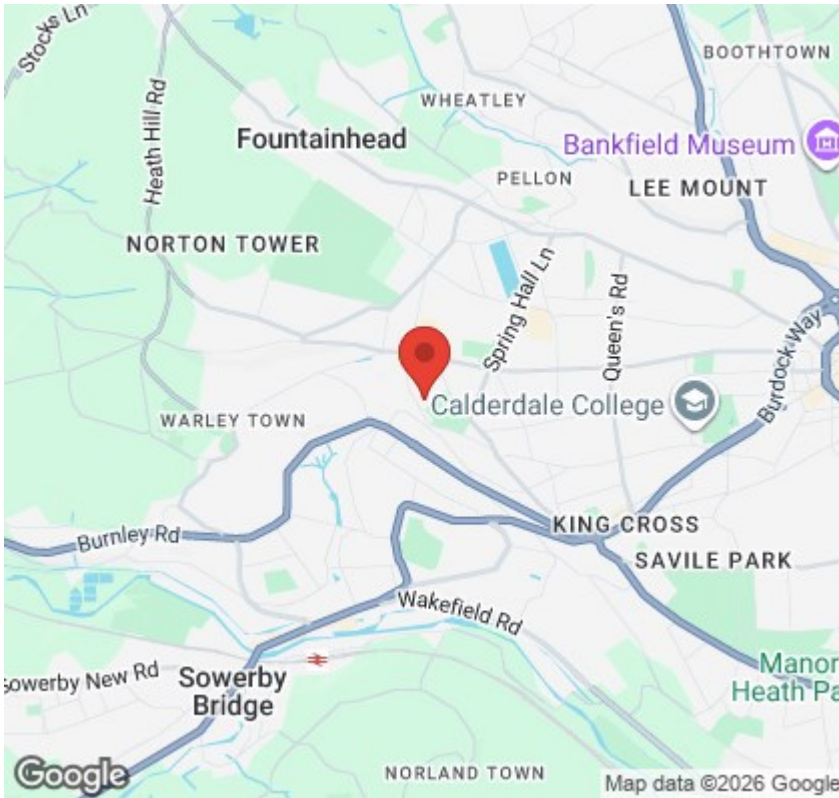
To the front of the property there is a large terraced south-facing garden with lawn, rockery, mature plants, shrubs and enjoying superb panoramic views. To the rear of the property there is garden with lawn, mature plants, shrubs, and path leading to the side entrance door. There is also a detached garage with an up-and-over door.

### GENERAL

The property is constructed of stone and brick, and is surmounted with a blue slate roof. It has the benefit of all mains services: gas, water, and electric, with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band C

### VIEWING

Strictly by appointment through: Property@Kemp & Co, Halifax  
01422 349222



### Directions

SAT NAV HX2 7QL

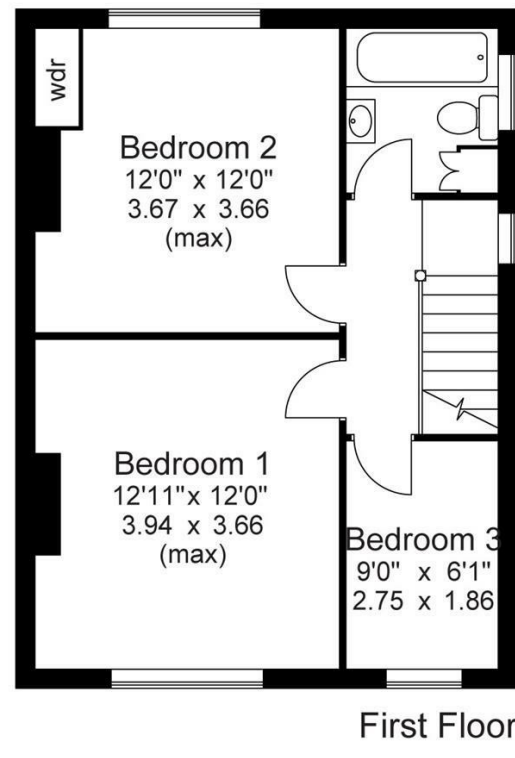
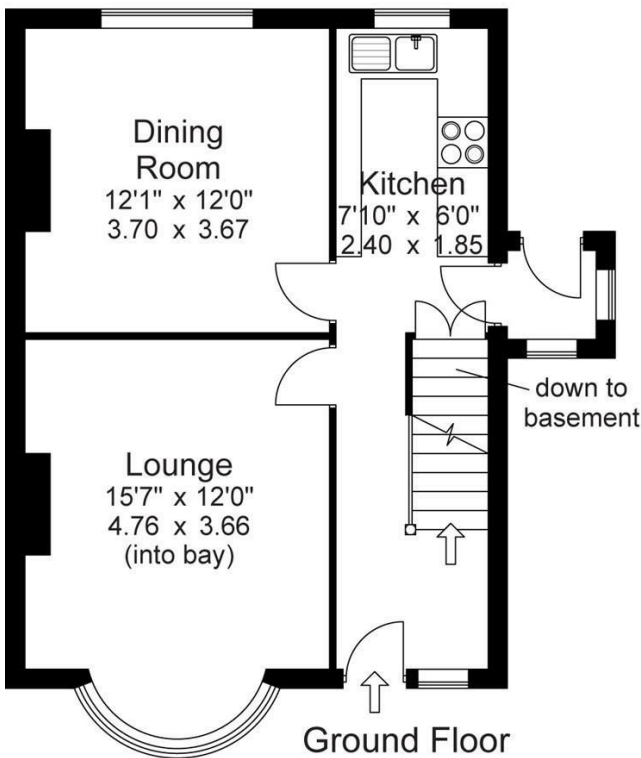
### Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

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	

Approx Gross Floor Area = 951 Sq. Feet  
= 88.3 Sq. Metres



For illustrative purposes only. Not to scale.