



Westfield Drive, HALIFAX HX3 8AW

welcome to

Westfield Drive, HALIFAX

£325,000 – Offers Over

A well-presented three-bedroom home located in the sought-after Hipperholme & Lightcliffe area. Positioned in a quiet residential setting, the property offers generous living space with underfloor heating to the ground floor, a private rear garden.



Entrance Hall

The entrance hall comprises of Contemporary Styled Composite door into Hallway, with Modern white decor and engineered oak flooring.

Living Room

15' 7" x 10' 2" (4.75m x 3.10m)

The living room comprises of oak engineered flooring, double doors to Patio and Garden, ceiling light point, under floor heating.

Kitchen / Dining Room

20' 10" x 8' 6" (6.35m x 2.59m)

The kitchen/Diner comprises of Contemporary Styled Kitchen with high specification wall and base units, complete with oak worktops and Brick style tiled splash back. Integrated appliances include an electric oven and hob with extractor above, fridge freezer, dishwasher and wine fridge. The stone Breakfast Bar is finished Oak worktops with seating for a couple of stools. The Dining area is beyond the breakfast bar and can host a family dining table and chairs. Dual aspect windows as well as full height window ensure this room has an abundance of natural light.

Downstairs Cloakroom

The downstairs cloak room comprises of Low closet w.c and hand basin set within vanity unit.

Utility

Utility Room with Plumbing and space for a washing machine and tumble dryer.

First Floor Landing

Stairs to First Floor Landing with fabulous storage space. Modern white decor. New Grey Carpets.

Master Bedroom

13' 3" x 9' 1" (4.04m x 2.77m)

The master bedroom comprises of New Grey Carpets, Space for King sized bed and wardrobe furniture., gas central heating radiator, double glazed window to the front elevation.

Bedroom Two

12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom two comprises of new carpet flooring, gas central heating radiator, fitted wardrobes, ceiling light point,

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

Double room with space for Double bed and Bedroom furniture, gas central heated radiator Modern white tones. New grey carpets fitted wardrobes.

Bathroom

Large Contemporary Walk in Shower With Glass Screen, low closet w.c. and wall mounted hand basin within vanity unit, gas central heated towel rail. Partially tiled walls and flooring.

Carport

The carport comprises of Undercover car parking for two cars and has a new door fitted and has a electric charging point.

Externally

Externally the property benefits from a rear garden which is south facing, large patio with a good-sized lawn. The property benefits from 4KW solar panels with a battery pack.



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welcome to

Westfield Drive, HALIFAX

- THREE BEDROOM DETACHED PROPERTY
- OFFERS OVER £325,000
- SOUGHT-AFTER HIPPERHOLME & LIGHTCLIFFE AREA
- PRIVATE REAR GARDEN & CAR PORT
- CLOSE TO LOCAL SCHOOLS, SHOPS & AMENITIES

Tenure: Freehold EPC Rating: A
Council Tax Band: C

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115309 - 0003

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