

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Westborough Drive,**

**£250,000**





Nestled on the charming Westborough Drive in Halifax, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property boasts beautifully maintained gardens both at the front and rear, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The front garden adds to the home's curb appeal, while the rear garden offers a private retreat, perfect for summer barbecues or quiet evenings under the stars.

In addition to the lovely gardens, the property features a convenient driveway, ensuring that parking is never a hassle. A detached garage further enhances the practicality of this home.

This semi-detached house on Westborough Drive is not just a place to live; it is a sanctuary that combines comfort and functionality. With its prime location and charming features, it presents an excellent opportunity for anyone looking to settle in Halifax. Do not miss the chance to make this lovely property your new home.

- 3 BEDROOM SEMI DETACHED PROPERTY
- GARDENS TO FRONT AND REAR
- DRIVEWAY AND DETACHED GARAGE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- CELLAR
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND C
- GREAT LOCATION

## Accommodation

### Kitchen

5'10" x 8'6" (1.8 x 2.6)

### Dining Room

12'1" x 11'5" (3.7 x 3.5)

### Lounge

12'1" x 13'2" (3.7 x 4.03)

## First Floor

### Bedroom 1

12'1" x 11'9" (3.7 x 3.6)

### Bedroom 2

12'1" x 11'5" (3.7 x 3.5)

### Bedroom 3

5'10" x 7'4" (1.8 x 2.25)

### Shower Room

5'10" x 7'2" (1.8 x 2.2)

### Cellar

6'6" x 16'4" (2.0 x 5.0)

### External

Gardens to front and rear

### Driveway and Garage

8'1" x 16'4" (2.48 x 5.0)

### Directions

Please use HX2 7NQ for sat nav

## PLEASE NOTE

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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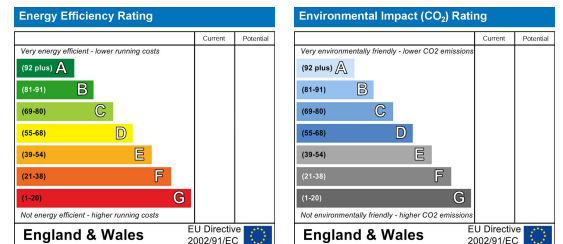
**HX27NQ**  
Internal - 101m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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