



19, Westbourne Terrace, Halifax, HX3 0PQ

£170,000

bramleys



This well-presented three-bedroom end-terrace property is located in a popular and convenient residential area of Halifax, enjoying pleasant rear views over adjoining allotments. The property offers spacious accommodation, including a generous dining kitchen ideal for family living, and benefits from gas fired central heating and uPVC double glazing. Externally, the property is complemented by an enclosed paved rear garden, with resident and visitor permit street parking available to the front. An ideal home for first-time buyers, families or investors.



GROUND FLOOR:

Entrance Vestibule

Accessed via a composite external door to the front elevation, having a central heating radiator and staircase rising to the first floor level. A door leads into the lounge.

Lounge

12'9" x 12'6" max (3.89m x 3.81m max)

A good-sized reception room positioned to the front of the property, featuring deep ceiling coving and ceiling rose, central heating radiator and a large uPVC double glazed window providing excellent natural light.

Dining Kitchen

15'6" x 10'6" (4.72m x 3.20m)

A spacious family dining kitchen fitted with a range of matching wall and base units with complementary laminate working surfaces and tiled splashbacks. Incorporating an inset stainless steel sink with side drainer and mixer tap, electric hob with double oven beneath and fitted extractor canopy. There is space for an undercounter fridge and freezer, central heating radiator, uPVC double glazed window overlooking the rear garden and a uPVC external door providing direct access outside.

A door leads to the staircase descending to the cellar.

Cellar

Providing useful storage space and housing plumbing for an automatic washing machine and tumble dryer.

FIRST FLOOR

Landing

With inset ceiling spotlights, built-in storage cupboards and a loft access point.

Master Bedroom

12'7" x 8'9" max (3.84m x 2.67m max)

A good-sized double bedroom positioned to the front of the property, having built-in wardrobes, central heating radiator and uPVC double glazed window.

Bedroom 2

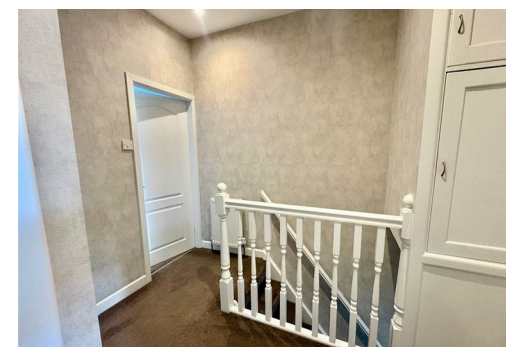
11'0" x 8'0" max (3.35m x 2.44m max)

Another double bedroom positioned to the rear of the property with central heating radiator and uPVC double glazed window enjoying views over the allotments.

Bedroom 3

7'8" x 7'3" max (2.34m x 2.21m max)

A well-proportioned third bedroom with built-in wardrobes and overhead storage cupboards, central heating radiator and uPVC double glazed window overlooking the allotments to the rear.



House Bathroom

A generous bathroom furnished with a three-piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled to the walls and floor and featuring inset ceiling spotlights, extractor fan, central heating radiator and uPVC double glazed window.

OUTSIDE:

To the rear of the property is an enclosed paved garden, ideal for low-maintenance outdoor seating and entertaining.
To the front of the property there is resident and visitor permit street parking.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 Skircoat Road and proceed all the way to the traffic lights by the Hospital. Proceed through these lights taking the first turning on the left by the sandwich shop onto Westbourne Terrace where the subject property can be found on the left hand side of the road clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

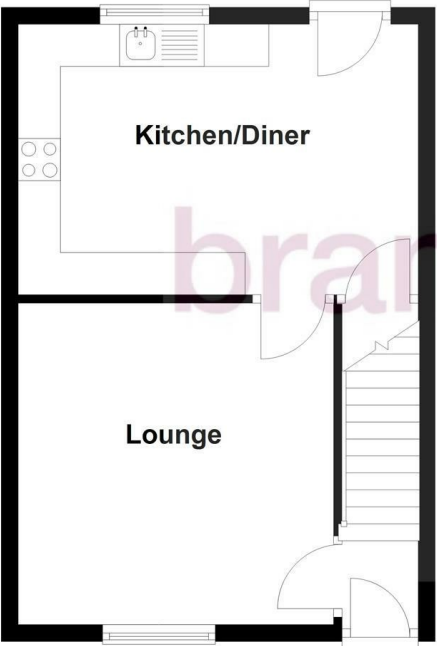
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

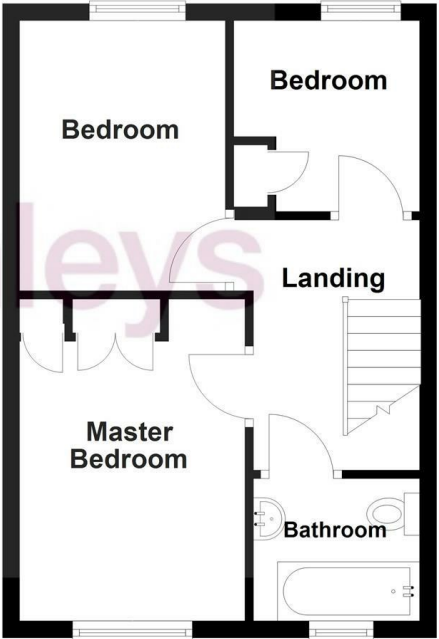
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 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	