



5 Westfield Avenue, Hipperholme, Halifax, HX3 8AP

£310,000

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This well-presented three-bedroom semi-detached house is ideally situated in the desirable area of Hipperholme, making it perfect for growing families or first-time buyers alike. The property benefits from double glazing and central heating throughout, ensuring comfort year-round.

Outside, the home offers a driveway and detached garage providing ample off-road parking, along with a low-maintenance rear garden ideal for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links, this property combines comfort, practicality, and an excellent location — a must-see for anyone seeking a quality home in Hipperholme.



GROUND FLOOR

Entrance Hall

Access via a door into the entrance hall, where there is a central heating radiator, a uPVC double glazed window to the side elevation, and stairs leading up to the first floor landing. There is also a useful understairs storage cupboard and a W.C.

W.C

A two piece suite comprising of a low flush w,c and wash hand basin. There is a central heating radiator and a uPVC double glazed obscure window to the side elevation.

Lounge

11'9 x 14'3 (3.58m x 4.34m)

An open plan lounge enjoying a log burning fireplace with decorative surround. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Kitchen/Dining Room

18'7 x 8'10 (5.66m x 2.69m)

Kitchen Area: Having a range of shaker style wall, drawer and base units, laminate worksurfaces and a stainless steel sink and drainer unit with tiling to the splashbacks. Integral appliances include a dishwasher and there is space for a 4 ring hob and oven, a full standing fridge/freezer, and plumbing/space for a washer/dryer in the pantry cupboard. Having a uPVC double glazed window to the rear elevation and an external door to the side elevation.

Dining Area: Having a central heating radiator and a uPVC double glazed window and door leading to the conservatory.



Conservatory

8'6 x 8'8 (2.59m x 2.64m)

Having uPVC double glazed windows and uPVC double glazed French doors leading to the rear garden.

FIRST FLOOR

Landing

With a uPVC double glazed window to the side elevation, access to the loft via a loft hatch and a useful storage cupboard.

Bedroom

11'8 x 12'3 (3.56m x 3.73m)

A good sized double bedroom having a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom

11'10 x 10'9 (3.61m x 3.28m)

A good sized double bedroom having a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom/Office

6'3 x 6'5 (1.91m x 1.96m)

Having a central heating radiator, a useful bulkhead storage cupboard and a uPVC double glazed window to the front elevation.





DIRECTIONS:

Leave Halifax via Godley Lane (A58) heading east. At the traffic lights at Stump Cross, stay in the right-hand lane and continue straight ahead along Leeds Road. Proceed through the traffic lights at Hipperholme, then bear right immediately onto Wakefield Road (A649). Turn right onto Victoria Road and continue for a short distance as the road becomes Westfield Avenue, where number 5 can be found on the right-hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

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.

Bathroom

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit under and a panelled bath with rainfall showerhead attachment. There is tiling to the full ceiling height, a central heating radiator and a uPVC double glazed window to the rear elevation.

Outside

Front external: To the front of the property there is a paved driveway that stretches down to the detached garage, and a front garden with decorative slate and shrubs.

Rear external: To the rear, the property enjoys a a flagged patio area, ideal for alfresco dining, a low maintenance lawned garden with a lean to shed and access to the detached garage.

Detached Garage

Having an up and over door, window and door to the side elevation.

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.







Approximate total area[®]
86.4 m²
930 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	

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



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