



14 Westfield Drive, Lightcliffe, Halifax, HX3 8AW

£375,000

**bramleys**



A spacious and well presented four bedroom semi-detached family home situated in a sought after residential location, convenient for amenities in nearby Hipperholme and well regarded local schools. Offering generous and versatile accommodation, which has been further enhanced by the current vendors, the property includes a large dual aspect master bedroom, modern kitchen and a spacious through lounge diner. The former carport has been successfully converted to provide a highly useful utility/workshop/store, adding further practicality to this already impressive home. Externally, there is a driveway providing ample off-road parking and an enclosed rear garden, ideal for family living.

## GROUND FLOOR:

### Entrance Hallway

Accessed via a composite external door with side panel windows, having wood effect flooring, central heating radiator, staircase rising to the first floor and a useful understairs storage cupboard.

### Cloakroom WC

Part tiled and furnished with a two piece white suite comprising low flush WC and wall mounted wash hand basin, with uPVC window.

### Lounge Diner

23'8" x 12'0" (7.23m x 3.67m)

A spacious through reception room being dual aspect with a uPVC window to the front and French doors leading to the conservatory. Having three central heating radiators and wood effect flooring.

### Conservatory

9'4" x 9'1" (2.85m x 2.79m)

A pleasant addition with uPVC double glazing, solid roof with inset spotlights and external door, enjoying views over the rear garden.

### Kitchen

18'0" x 7'10" (5.50m x 2.39m)

Fitted with a modern range of high gloss wall and base units with Minerva working surfaces and inset stainless steel sink with mixer tap. Featuring a four ring induction hob with extractor canopy, two Bosch ovens, integrated fridge freezer and space/plumbing for a dishwasher. Having a pantry cupboard, uPVC window overlooking the rear garden, Velux skylight window and a composite side access door.

### Utility/Workshop/Store

20'3" x 8'10" (6.19m x 2.71m)

This former carport has been converted into this versatile space which is currently used as a utility/workshop/store and provides plumbing for a washing machine and tumble dryer, working surface and two uPVC side windows. Having electric roller shutter doors to both the front and rear, offering excellent accessibility and flexibility.

## FIRST FLOOR:

### Landing

With loft access and useful storage cupboard housing the central heating boiler.

### Master Bedroom

19'10" x 8'3" (6.07m x 2.53m)

A particularly spacious dual aspect bedroom with uPVC windows to both front and rear elevations, two central heating radiators and inset ceiling spotlights.





### Bedroom 2

12'5" x 12'0" (3.81m x 3.68m)

A generous double bedroom positioned to the front, having a uPVC window and central heating radiator.

### Bedroom 3

10'8" x 11'11" (3.27m x 3.65m)

A further good sized double bedroom positioned to the rear, fitted with a range of wardrobes and drawers, with uPVC window and central heating radiator.

### Bedroom 4 / Study

6'2" x 6'3" (1.89m x 1.93m)

Currently used as a study, having a uPVC window, central heating radiator and built-in storage to the bulkhead.

### Family Bathroom

Fully tiled and furnished with a modern four piece suite comprising low flush WC with concealed cistern, vanity wash hand basin, panelled bath and separate shower enclosure with thermostatic shower. Having a chrome ladder style heated towel rail, uPVC window, extractor and inset ceiling spotlights.

### OUTSIDE:

To the front of the property is a generous lawned garden with a block paved driveway providing ample off-road parking. To the rear is an enclosed garden comprising a paved seating area, artificial lawn and raised borders.

### 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 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. Continue to the junction where the property can be found on the left at the junction with Westfield Drive.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### MORTGAGES:

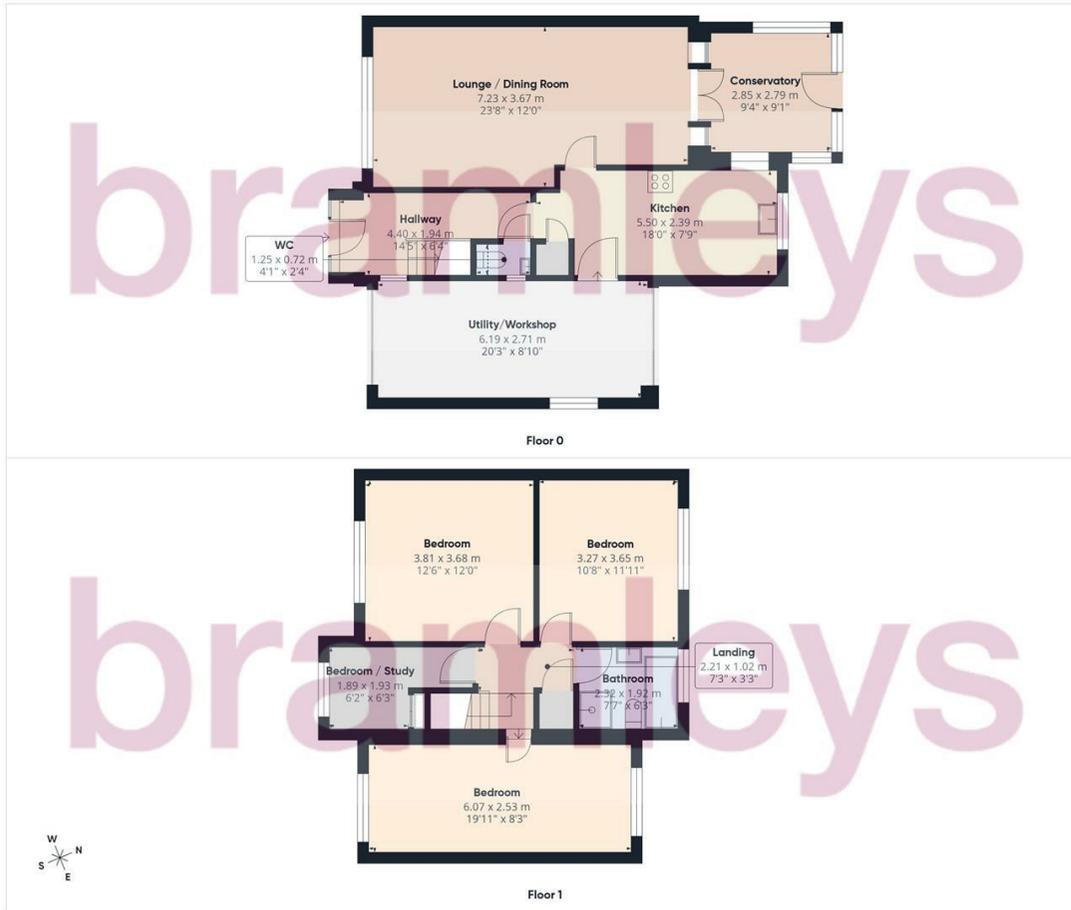
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







**Approximate total area<sup>®</sup>**

125.6 m<sup>2</sup>  
1353 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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