

Peter David Properties

Residential Sales and Lettings

# Westbourne Terrace, Salterhebble

## £110,000

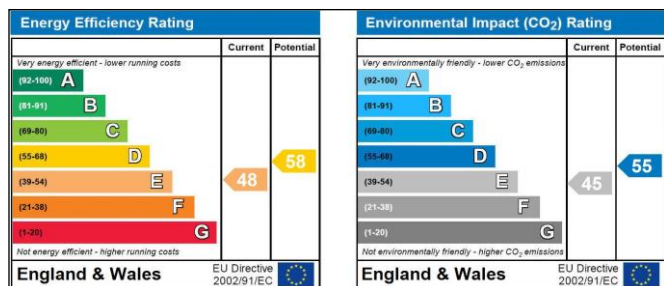


# Westbourne Terrace, Salterhebble, Halifax HX3 0PQ

Of particular interest to the first time buyer is this spacious two bed roomed mid terraced property, situated in this much sought after residential locality of Salterhebble. The property is situated approximately 1 mile from Halifax town centre and within easy access to the M62 motorway network and offers accommodation, equipped with both gas fired central heating and PVCu double glazing, comprising in brief: - Entrance lobby, lounge, dining kitchen, lower ground floor basement room, two first floor bedrooms and bathroom with three piece white suite. Externally there is a small area to the front with permit parking and an enclosed garden to the rear with open views over the allotments.

## Features

- Inner terraced property
- Two bedrooms
- Lower ground floor cellar with window
- Front buffer garden and enclosed rear patio garden
- Permit parking
- Gas fired central heating and double glazing
- Convenient for Halifax centre and M62 motorway
- Pleasant aspect to front and rear
- Council Tax Band: A / Energy Rating: E



## Accommodation:

### Ground Floor:

Enter the property via a PVCu exterior door with decorative glazed panel into the entrance lobby.

### Entrance Lobby

Having a staircase rising to the first floor and access into the lounge.

### Lounge 12'5" x 11'9" (3.78m x 3.58m)

Having a window to the front elevation, tiled fireplace and hearth with fitted gas fire, decorative ceiling coving, TV and telephone points, double central heating radiator and access into the dining kitchen.

### Dining Kitchen 13'9" x 10'9" (4.19m x 3.28m)

Fitted with a range of matching units with complementary working surfaces inset into which is a stainless steel sink unit with mixer tap and drainer. There is an electric cooker point, space and plumbing for an automatic washing machine, double central heating radiator, storage cupboard housing the combination boiler, window to the rear elevation and an exterior door giving access door to the rear of the property. A door accesses the staircase descending to the lower ground floor cellar.

### Lower Ground Floor:

#### Cellar

Providing storage space, housing the electric meter and having a window to the front elevation.

### First Floor:

#### Landing

Giving access to the bedroom accommodation, bathroom and loft space.

### Bedroom One 12'5" x 12'0" (3.78m x 3.66m)

A good sized double bedroom having a window to the front elevation, built in wardrobe to the alcove, telephone point and double central heating radiator.



### Bedroom Two 10'9" x 8'0" (3.28m x 2.44m)

A second double bedroom having a window to the rear elevation enjoying views over the allotments and a double central heating radiator.

### Bathroom 7'8" x 7'1" (2.34m x 2.16m)

Furnished with a three piece white suite comprising of panelled bath with shower unit over and shower screen, pedestal wash hand basin and central flush wc. There is part tiling to the walls, a window to the rear elevation and double central heating radiator.

### Outside:

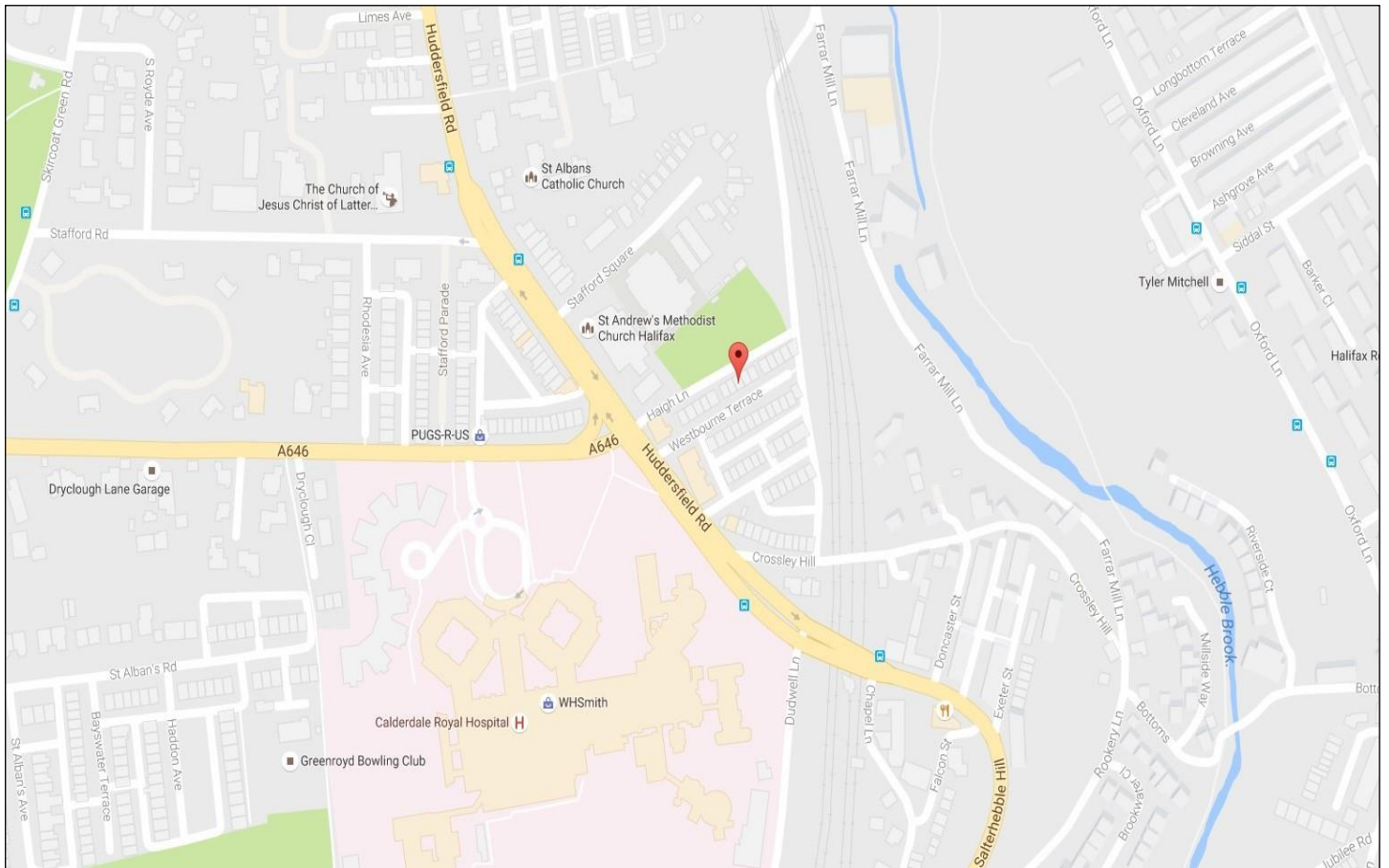
To the front of the property there is a small buffer garden with a pleasant aspect and permit parking and to the rear can be found an enclosed patio garden with planting beds and wrought iron gated access.

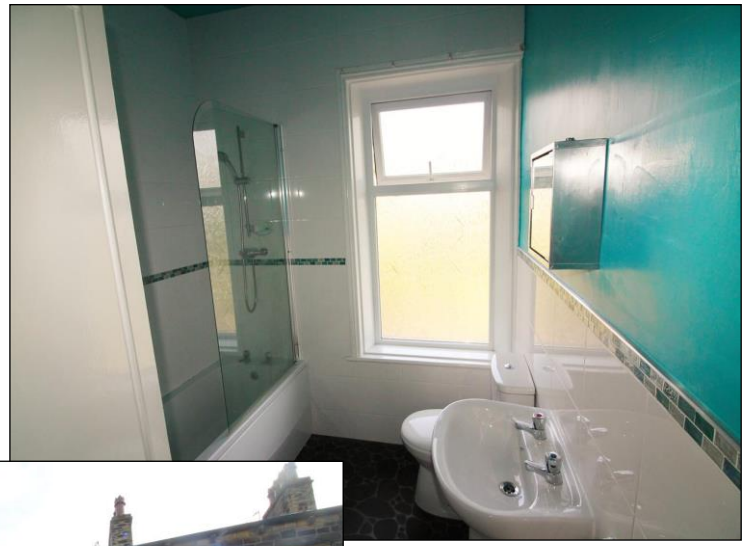
### Directions

Leave Halifax via the A629 Skircoat Road in the direction of Huddersfield and proceed along to the traffic lights with the junction of Dry Clough Lane at the top of Salterhebble Hill. After passing through these traffic lights take your first left turning into Westbourne Terrace where the property will be found on your left identified by our 'For Sale' board.

### Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.





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23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

Wharf Street  
Sowerby Bridge HX6 2AE

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 832444  
E: sowerbybridge@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk