



**4 WESTBOROUGH DRIVE  
HIGHROAD WELL  
HALIFAX  
HX2 7QN**

**\*\*Renovation Project\*\* \*\*Traditional semi\*\* \*\*Fabulous position with far reaching views from first floor\*\*  
**\*\*Some original stained glass leaded windows\*\* \*\*Good sized family accommodation\*\* \*\*Potential to extend to  
the side, subject to planning and building regulations approvals\*\*****

This really is a great opportunity for the right buyer, a complete renovation project which, finished to your own specification, could see you with the house you've always dreamed of. A traditional semi-detached house which retains some of the original stained glass leaded windows and offers good sized family accommodation.

The gardens are positioned mainly to the side, but also to the front, whilst to the rear is a garden which is shared with the neighbouring home. The side garden provides plenty of scope to extend, subject to the required consents, and the views at the rear, particularly from the rear bedroom windows, is sure to be one of the most appealing features for many.

**£130,000**

## ENTRANCE HALL

With a useful, cellar type storage cupboard extending under the stairs.

## LOUNGE

4.26 x 4.55 max (14'0" x 14'11" max)

The measurement goes into the large square bay.

Please see the floor plan.

With fireplace and fire.



## DINING ROOM

4.26 x 3.54 (14'0" x 11'7")

With a serving hatch through to the kitchen and a fireplace.



## KITCHEN

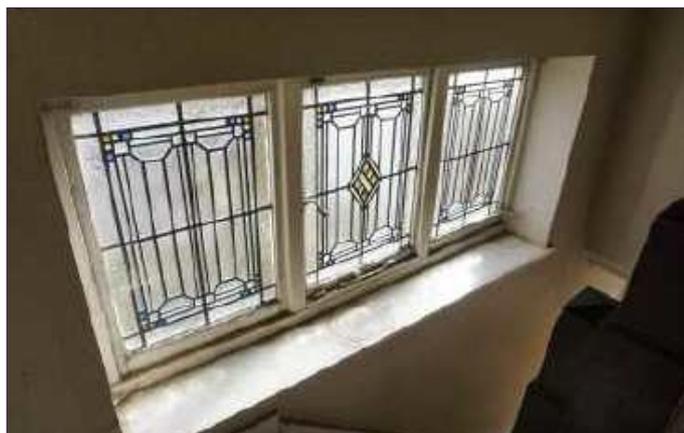
2.42 x 2.11 (7'11" x 6'11")

With older style units.



## STAIRS and LANDING

With a beautiful stained glass, leaded window.



## BEDROOM ONE

4.23 x 3.59 (13'11" x 11'9")

With wardrobes fitted beside the chimney breast and a fireplace.



## BEDROOM TWO

3.56 x 3.52 (11'8" x 11'7")

With wardrobes fitted beside the chimney breast and a fireplace.



## BEDROOM THREE

2.17 x 2.13 (7'1" x 7'0")



## BATHROOM

With an older, two piece suite of wash basin and bath.



## WC

With a low flush WC.



## EXTRA INFORMATION

Tenure: Freehold

Council Tax Band: C

Please note that fires have not been tested, and we assume they are not working.

## OUTSIDE

There is a garden to the front and to the side, allowing for room to extend, subject to planning consent and building regulations approval. The garden at the rear is shared with the neighbouring house, and there is a fabulous, far reaching view, particularly from the upper floor windows.



## DIRECTIONS

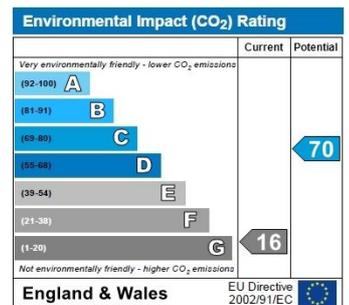
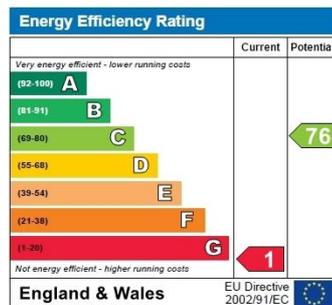
Leave Halifax town centre via King Cross Street, proceeding into Aachen Way. Proceed on Aachen Way to King Cross traffic lights, bearing right onto Burnley Road (A644), and stay in the right hand lane. At the next set of traffic lights turn right into Warley Road, and follow this road up for approximately 1 mile before turning left into Westborough Drive. Follow the road down and round to the right and number 4 can be found after a short distance on the left hand side. Postcode: HX2 7QN.

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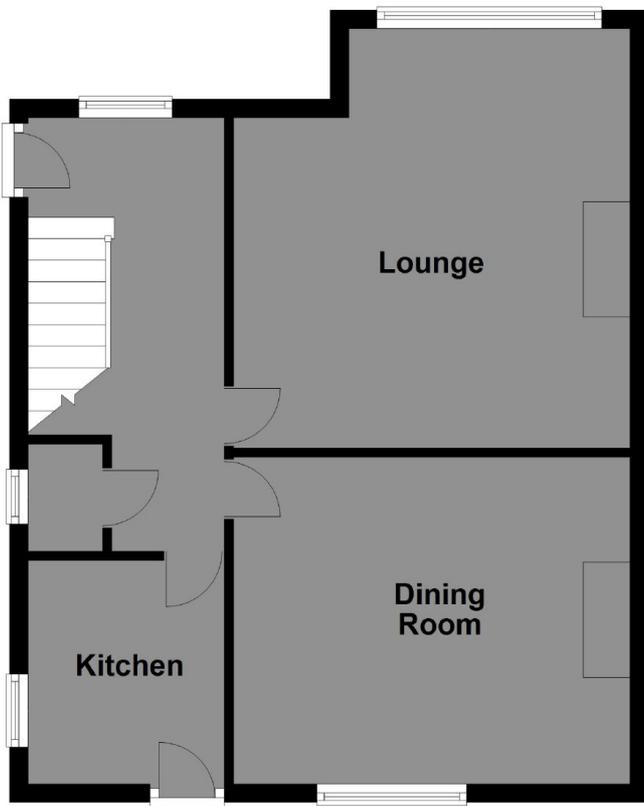
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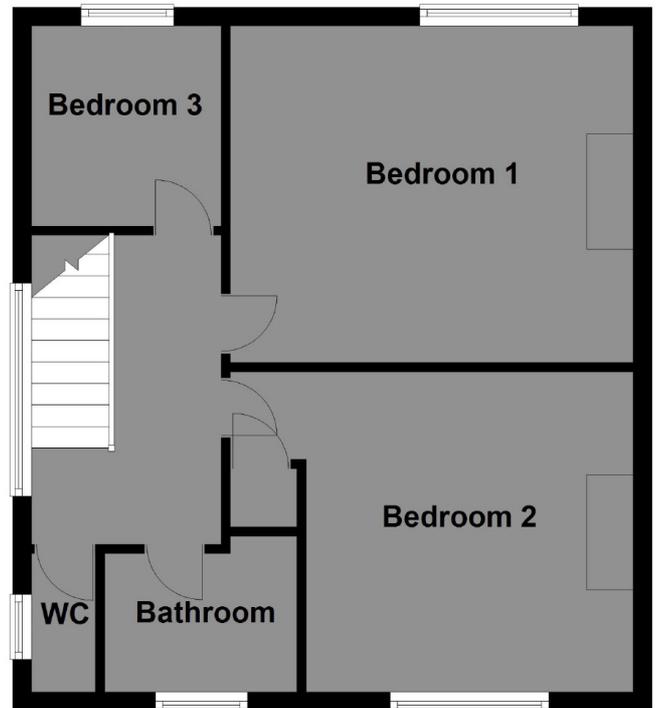


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**Ground Floor**



**First Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.