



12 Watford Avenue

, Halifax, HX3 8QL

O.I.R.O £169,950



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Attention investors and first time buyers, this property is in need of modernisation throughout,

We are delighted to offer to the open market a 2 bedroom mid-terrace in the sought after area of Norwood Green, having the benefit of open countryside views yet within easy reach to transport links to surrounding towns.

Located in the heart of the village to utilise local amenities and local country pubs. The property in brief comprises: living room, kitchen, two bedrooms and a bathroom. Externally benefitting from front and back gardens plus on road parking and a quiet cul-de-sac location. Available with NO UPWARD CHAIN.

Entrance

Living Room

15'6 x 11'10 (4.72m x 3.61m)

A good-sized living room with half bay window to the front and coal fire into chimney breast.

Kitchen

11'10 x 5'11 (3.61m x 1.80m)

A kitchen with window to the rear, two storage cupboards and external door to the rear garden.

Landing

Access to the loft.

Bathroom

6'11 x 6'7 (2.11m x 2.01m)

A pink bathroom suite with bath, wc and handbasin. Storage cupboard housing hot water tank. A window to the rear.

Bedroom One

12'1 x 9 (3.68m x 2.74m)

A good-sized double bedroom with a window to the front, built in wardrobes and a storage heater

Bedroom Two

10 x 7'10 (3.05m x 2.39m)

A double bedroom with a window to the rear and electric storage heater.

External

A garden to the front as well as a large rear secure garden with a single garage and parking space.

Directions

For Satnav please use the postcode HX3 8QL.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

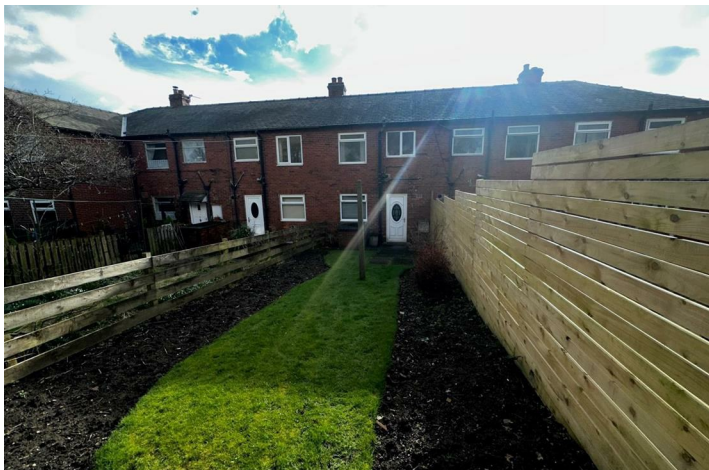
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map

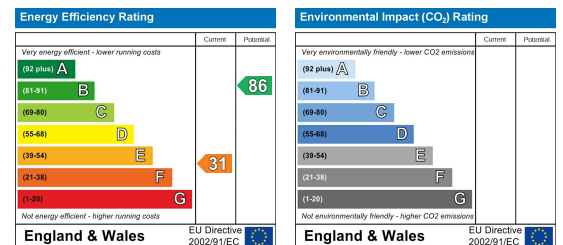


Floor Plan

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.