



2 Moins Close

Mixenden, Halifax, HX2 8SB

£89,950



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We have for sale on the open market a good-sized two bedroom family home on a cul-de-sac position in Mixenden, enhanced by upvc double glazing and gas central heating throughout. Benefits from fabulous far reaching views.

The property in brief comprises: a kitchen, a living room, downstairs wc, two double bedrooms, a house bathroom and ample storage space throughout the property. Externally, the property benefits from a secure yard to the front and a private driveway for one car to the front of the property.

Situated in a residential area and close to local-schooling. Benefitting from NO UPWARD CHAIN and ideal for first time buyers, families and buy to let investors alike.

Entrance

Upvc door into hallway.

Living Room

A good-sized, neutral and light living room. Space for a furniture suite and furnishings.

Kitchen

A kitchen with wooden wall and base units with a complementary worktop. Integrated hob, electric oven and hooded extractor fan. Stainless steel sink and drainer. Space and plumbing for a washer and fridge freezer.

Downstairs WC

A downstairs wc with hand-basin.

Bedrom One

A good-sized double bedroom benefitting from a Juliet balcony. Light and airy, space for furniture.

Bedroom Two

A good-sized single bedroom with space for furniture and furnishings.

Bathroom

A house bathroom consisting of: bath with shower over, hand-basin and wc. Part tiles walls and laminate flooring.

External

Directions

For Satnav please use the postcode HX2 7HU.

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.

External

Externally benefitting from a private driveway and a small enclosed rear garden.



Road Map



Hybrid Map



Terrain Map

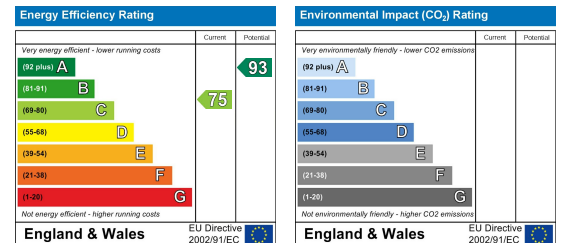


Floor Plan

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.