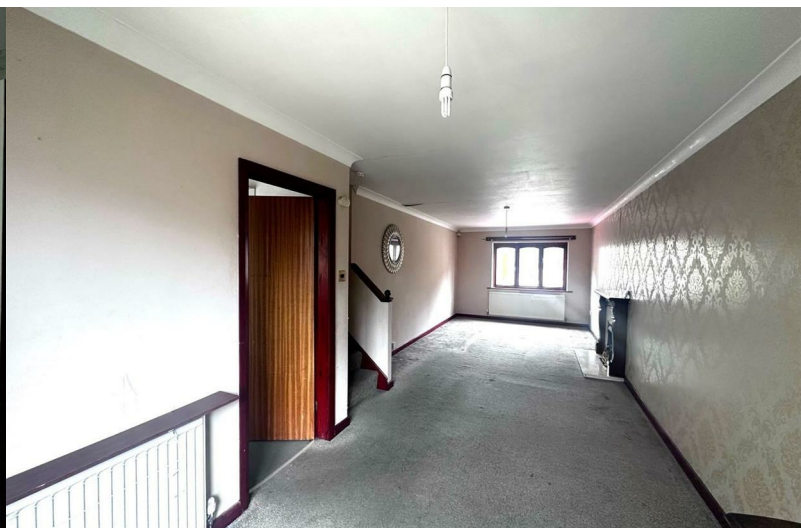
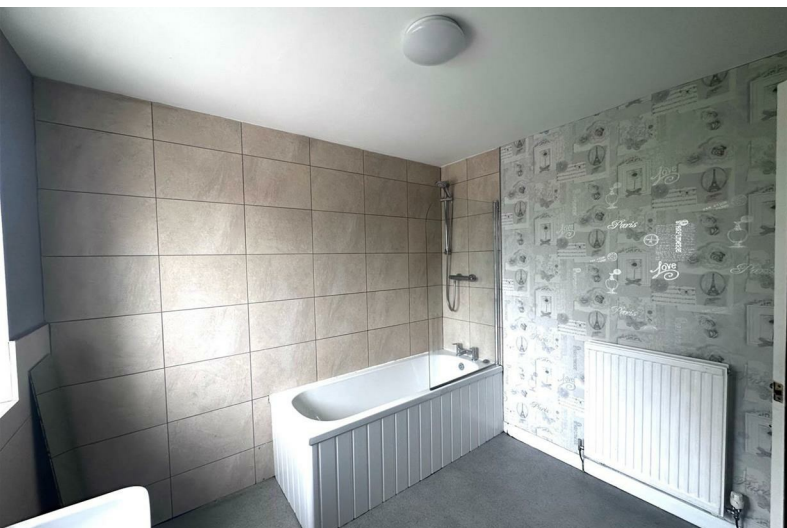




## 19 Whitehall Street

Hipperholme, Halifax, HX3 8NB

Asking Price £169,000



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Asking Price £169,000



Situated in the heart of this sought after village, this spacious 3 bed semi detached is an excellent family home, close to local amenities and well regarded local schools.

Having accommodation briefly comprising: open plan lounge/diner, kitchen, ground floor wc, 3 double bedrooms and large family bathroom . Externally, there is an integral garage and a small paved garden to the rear.

Located within Hipperholme village and surrounding towns of Brighouse and Halifax. Excellent transport links via the M62 motorway network to Manchester and Leeds. Viewings are highly recommended- please contact SW Property to arrange a viewing!

## Entrance

## Living Room

30'05 x 10'03 (9.27m x 3.12m )

Open plan living and dining room with patio doors to the rear. Benefitting from an electric fireplace.

## Kitchen

10'02 x 3'07 (3.10m x 1.09m )

A kitchen with wall and base units with complementary worktops. Space and plumbing for a washing machine. Inset sink and drainer. Access to rear of the property via rear door.

## WC

Downstairs wc with handbasin.

## Bedroom One

16'07 x 10'8 (5.05m x 3.25m )

A generous double bedroom with feature wall.

## Bedroom Two

13'03 x 8'01 (4.04m x 2.46m )

A generous double bedroom with feature wall.

## Bedroom Three

12'02 x 8'00 (3.71m x 2.44m )

A double bedroom with built in wardrobes.

## Bathroom

9'09 x 8'06 (2.97m x 2.59m)

A generous family bathroom: a bath with shower over, wc and handbasin. Part tiles walls and obscured window.

## External

A integral garage and small yard to the rear.

## Directions

For Satnav please use the postcode HX3 8NB.

## 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

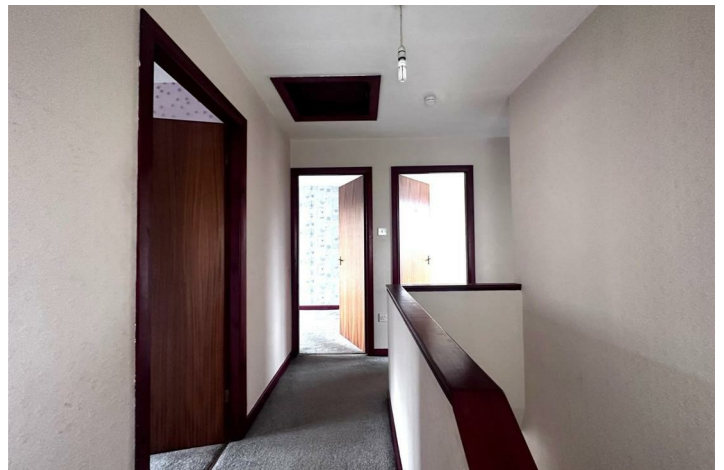
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

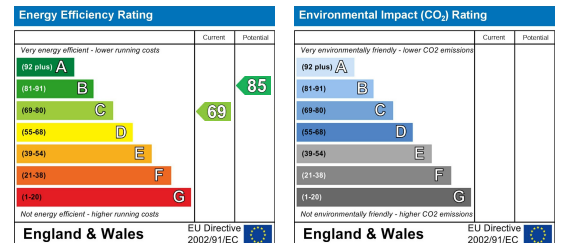


## Floor Plan

## 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



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