



2 Albert View

, Halifax, HX2 0HS

O.I.R.O £89,950



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** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. **

End terrace house that is perfect for both investors and first-time buyers alike. This property boasts a spacious interior with one reception room, two bedrooms, and a bathroom. The property's layout provides a cosy yet functional living space.

With viewings highly recommended, you'll be able to appreciate the full potential of this lovely home. Situated in a convenient location, residents will enjoy easy access to local amenities, schools, and transport links.

This property is Council Tax Band A, making it an affordable choice for those looking to settle down in a welcoming community.

Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing and envision the possibilities that Albert View has to offer.

Entrance

Double glazed and UPVc door into entrance porch.

Living Room

14'1 x 13'4 (4.29m x 4.06m)

A generous sized living room and benefitting from gas central heating throughout, double glazing, a gas fire and beautiful views over allotments.

Kitchen

11'2 x 5'6 (3.40m x 1.68m)

A kitchen with wall and base units, a breakfast bar, both with complementary worktops into inset stainless steel sink and drainer. Space and plumbing for freestanding appliances. Combi-boiler located in the kitchen.

Cellar

14'4 x 5'5' (4.37m x 1.65m')

A good-sized and clean cellar with electrics.

First Floor

Bedroom One

14'1 x 12'6 (4.29m x 3.81m)

A large double bedroom with fitted wardrobes and views.

Bathroom

12'8 x 8'7 (3.86m x 2.62m)

A bathroom with a bath tub with shower over, a wc and handbasin. A good-sized storage cupboard and obscured window.

Second Floor

Bedroom Two

12'4 x 9'7 (3.76m x 2.92m)

A double bedroom with a velux window overlooking views over halifax.

Office

9'4 x 8'5 (2.84m x 2.57m)

A useful space for an office or small occasional bedroom.

External

A flagged yard area to the front of the property and on-street parking.

Directions

For Satnav please use the postcode HX2 0HS.

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.

Directions

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

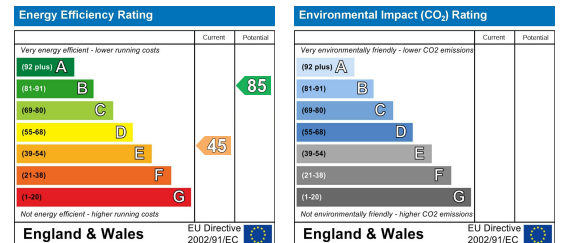


Floor Plan

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.