









## welcome to

# **Newlands Crescent, Halifax**

A spacious four bedroom semidetached property benefiting from two reception rooms, conservatory, four bedrooms, integral garage and driveway offering ample parking.













#### **Entrance Hall**

With radiator.

#### Lounge

11' 6" into recess x 13' 10" into bay ( 3.51m into recess x 4.22m into bay )

With bay window to the front, fireplace and radiator.

### **Dining Room**

11' 11" x 11' 6" into recess ( 3.63m x 3.51m into recess ) With radiator and patio doors to the conservatory.

#### Kitchen

12' 4" max x 15' 7" max ( 3.76m max x 4.75m max ) Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, storage cupboard and window to the rear.

#### Conservatoy

10' 3" x 9' 9" ( 3.12m x 2.97m )

#### **Bedroom One**

11' 10" x 11' 6" into recess ( 3.61m x 3.51m into recess ) With window to the front and radiator.

#### **Ensuite**

Comprises of bath, wash hand basin, w/c, heated towel rail and window to the front.

#### **Bedroom Two**

11' 6" into recess x 11' 10" ( 3.51m into recess x 3.61m ) With window to the rear and radiator.

#### **Bedroom Three**

8' 7" x 12' 4" ( 2.62m x 3.76m ) With window to the front and radiator.

#### **Bedroom Four**

11' 4" x 8' 7" into recess ( 3.45m x 2.62m into recess ) With window to the rear and radiator.

#### **Bathroom**

Comprises of bath, shower cubicle, wash hand basin, w/c and window to the rear.

#### Outside

Driveway leading to integral garage and garden to the rear.





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## **Newlands Crescent, Halifax**

- Four Bedroom
- Two Reception Rooms
- Conservatory
- Integral Garage
- No Chain

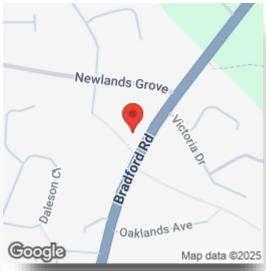
Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £250,000







Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BDF115916



Property Ref: BDF115916 - 0002 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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