



Newlands Crescent, Halifax HX3 7HU

welcome to

Newlands Crescent, Halifax

PUBLIC NOTICE

23 Newlands Crescent, HX3 7HU

We are acting in the sale of the above property and have received an offer of £250,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D



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.

Conservatory

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.



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



welcome to

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 - 0004

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk