



Valley Way, Halifax, HX2 9PX



welcome to

Valley Way, Halifax

Situated in the Illingworth location, this excellently presented three bedroom semi-detached modern & spacious property close to schools & local amenities. Offering excellent family accommodation benefitting from a driveway, a garage & front & rear gardens. Contact us now to book a viewing!



Entrance Hall

Enter the property through a wood door to the front elevation into the entrance hall where there is a central heating radiator, ceiling light point, carpeted flooring and providing access to the lounge and the kitchen.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

Spacious well presented lounge with a double glazed window to the front elevation, ceiling light point and a central heating radiator. There is a gas fire with a surrounding fire place, carpeted flooring and ample space for free standing furniture.

Kitchen

18' 7" x 11' (5.66m x 3.35m)

Modern fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap and tiled splashbacks. With a double glazed window to the rear elevation, a composite door to the side elevation and boasting French doors which lead out into the rear garden. There is an integrated fridge freezer, a gas hob & oven, two ceiling light points and a central heating radiator. The kitchen itself has wood flooring.

First Floor Landing

With a double glazed window to the side elevation, ceiling light point and carpeted flooring.

Bedroom One

11' x 11' 10" (3.35m x 3.61m)

A double bedroom with a double glazed window to the front elevation, ceiling light point and a central heating radiator. The bedroom itself has carpeted flooring and ample space for free standing furniture.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)

Bedroom two also a double bedroom with a central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring.

Bedroom Three

7' 4" x 8' 4" (2.24m x 2.54m)

With a double glazed window to the rear elevation, ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

The family bathroom comprises of a three piece suite which includes a low flush w/c, wash hand basin with a vanity unit and a panelled bath with a shower over. There is a double glazed window to the side elevation, four spot lights and a central heating towel rail. The bathroom itself is fully tiled.

Externally

To the front of the property there is a driveway providing off street parking and a lawned garden. To the rear is a garden which is lawned and paved with decking and would be great for enjoying the summer months.

Outbuilding

Garage with a roller door and provides working power and electric.



view this property online williamhbrown.co.uk/Property/HFX112618



welcome to Valley Way, Halifax

- **£210,000**
- MODERN & SPACIOUS THROUGHOUT
- OFF STREET PARKING
- PRESENTED TO AN EXCELLENT STANDARD
- CLOSE TO SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

£210,000



This Reception is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX112618](https://www.williamhbrown.co.uk/Property/HFX112618)



Property Ref:
HFX112618 - 0006

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



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)