

Albert View, HALIFAX, HX2 0DD



welcome to

Albert View, HALIFAX

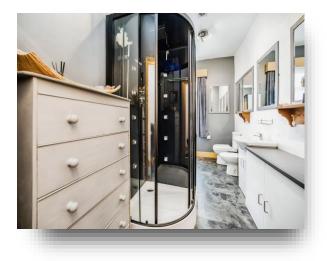
Situated in the Pellon location is this two bedroom mid-terrace property which could be of interest to the first time buyer. Close to public transport links, schools and local amenities. Spacious throughout, yards to the front & rear, fully double glazed & central heated. Contact us now to view!













Lounge

14' 7" x 15' 2" to bay (4.45m x 4.62m to bay) Spacious lounge with a double glazed window & uPVC door to the front elevation, ceiling light point and central heating radiator. With a gas fire & surrounding fire place, carpeted flooring and ample space for free standing furniture.

Kitchen

11' 10" x 12' 9" (3.61m x 3.89m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With four ceiling light points, central heating radiator and a double glazed window to the rear elevation. There is an oven, gas hob, vinyl flooring and the kitchen itself has vinyl flooring.

First Floor Landing

With carpeted flooring, ceiling light point and the first floor landing provides access to the first floor accommodation.

Bedroom One

14' 10" x 9' 4" (4.52m x 2.84m) Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and ample space for free standing furniture and benefits from views.

Bedroom Two

13' 2" x 7' 9" (4.01m x 2.36m) Bedroom two with a central heating radiator, carpeted flooring, ceiling light point and a double glazed window to the rear elevation.

Family Bathroom

The family bathroom comprises of a low level w/c, wash hand basin with a vanity unit, bidet, panelled bath and a power shower. There is a double glazed window to the rear elevation and two ceiling light points. The bathroom itself has vinyl flooring and benefits from storage space.

Externally

To the front and rear of the property there are paved yards.

Cellar

Cellar with three ceiling light points, central heating radiator and a sink, working electric and carpeted flooring.





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- **OFFERS OVER £120,000**
- SPACIOUS FAMILY ACCOMMODATION
- OF INTEREST TO THE FIRST TIME BUYER
- **CLOSE TO SCHOOLS & LOCAL AMENITIES**
- **CELLAR ROOM** ٠

Tenure: Freehold EPC Rating: D

offers over

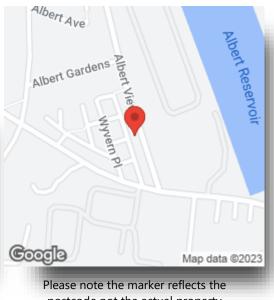
£120,000





view this property online williamhbrown.co.uk/Property/HFX112273





postcode not the actual property



Property Ref: HFX112273 - 0003 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.

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