

Hornby Terrace, Halifax HX1 3PW



welcome to

Hornby Terrace, Halifax

Offering spacious family living accommodation is this three bedroom plus attic room end-terrace property within close proximity to local amenities & could be of interest to the first time buyer, Offers Over £110,000, benefitting from front & rear yards & two double bedrooms. Contact us now to view













Lounge

14' 8" x 12' 5" ($4.47m \times 3.78m$) Spacious lounge with a double glazed window and a uPVC door to the rear elevation, ceiling light point and central heating radiator. The lounge has ample space for free standing furniture and laminate flooring.

Kitchen

12' 9" x 10' 2" (3.89m x 3.10m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. There is a uPVC door and a double glazed window to the front elevation, striplight and a central heating radiator. The kitchen itself has vinyl flooring and a breakfast bar.

First Floor Landing

With two ceiling light points and carpeted flooring.

Bedroom One

14' 9" max x 12' 5" max (4.50m max x 3.78m max) Located on the second floor is bedroom one with a double glazed window to the rear elevation, ceiling light point and central heating radiator. The bedroom has ample space for furniture and carpeted flooring.

Bedroom Two

14' 9" x 12' 7" (4.50m x 3.84m) Double bedroom with a double glazed window to the rear elevation, ceiling light point and central heating radiator. The bedroom has laminate flooring. benefits from fitted wardrobes and has ample space for free standing furniture.

Bedroom Three

7' 6" x 7' 1" ($2.29m \times 2.16m$) With a double glazed window to the front elevation, ceiling light point, central heating radiator and carpeted flooring.

Attic Room

13' 3" x 8' 8" (4.04m x 2.64m) Located on the second floor is an attic room with a velux window, wall light, central heating radiator and carpeted flooring.

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin with a mixer tap and a panelled bath with a shower over. With floor boards and a double glazed window to the front elevation.

Externally

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





welcome to

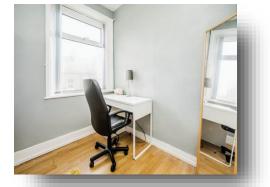
Hornby Terrace, Halifax

- **OFFERS OVER £110,000**
- OF INTEREST TO THE FIRST TIME BUYER
- OFFERING SPACIOUS FAMILY ACCOMMODATION
- THREE BEDROOMS PLUS ATTIC ROOM
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

offers over

£110,000





view this property online williamhbrown.co.uk/Property/HFX112899



Property Ref:

HFX112899 - 0005

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



Please note the marker reflects the postcode not the actual property