





welcome to

Keighley Road, Halifax

Offered with no onward chain is this two bedroom mid-terrace property situated in Halifax within close proximity to good schools, local amenities & public transport links. Offering spacious living accommodation with a yard to the rear. Early viewings are recommended. Contact us now to view!













Lounge

13' 9" x 14' 2" (4.19m x 4.32m)

Spacious lounge with a uPVC door and a double glazed window to the front elevation, central heating radiator and ceiling light point. The lounge provides ample space for free standing furniture and has carpeted flooring.

Kitchen

14' 5" x 13' 11" (4.39m x 4.24m)

With wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window & uPVC door to the rear elevation, ceiling light point and log burner fire & stone fireplace. There is an induction hob & oven and the kitchen itself has laminate flooring.

First Floor Landing

With carpeted flooring and ceiling light point.

Bedroom One

13' 11" x 13' 10" (4.24m x 4.22m)

Double bedroom with two double glazed windows to the front elevation, ceiling light point and central heating radiator. With ample space for free standing furniture and the bedroom itself has laminate flooring.

Bedroom Two

10' 9" x 7' 5" max (3.28m x 2.26m max) Bedroom two with central heating radiator, ceiling light point and carpeted flooring. The bedroom itself has carpeted flooring.

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin and a panelled bath with a shower over and glass shower screen. There is a double glazed window to the rear elevation, ceiling light point and central heating radiator. The bathroom itself has half tiled walls & laminate flooring.

Externally

To the rear of the property there is a paved yard.





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Keighley Road, Halifax

- **OFFERS OVER £90,000**
- NO ONWARD CHAIN
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- SPACIOUS LIVING ACCOMMODATION
- REAR YARD

Tenure: Freehold EPC Rating: E

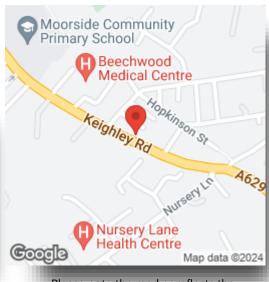
offers over

£90,000









Please note the marker reflects the postcode not the actual property





Property Ref: HFX112957 - 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.

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