



Gibbet Street, Halifax HX2 0AL

welcome to

Gibbet Street, Halifax

Detached character property in Halifax situated within close proximity to schools & local amenities which would make a great family home. Offering spacious living accommodation throughout with a conservatory, off street parking and a garden. Guide Price £300,000 - £325,000!



Lounge

19' 2" x 14' 8" (5.84m x 4.47m)

Spacious lounge with a double glazed window to the rear elevation, ceiling light point and central heating radiator. Boasting exposed beams, a gas burner and provides ample space for free standing furniture. The lounge itself has laminate flooring.

Dining Room

19' x 16' (5.79m x 4.88m)

Spacious dining room with exposed beams, a wood burner and providing ample space for free standing furniture. With a double glazed window to the rear elevation, two ceiling light points and central heating radiator. The dining room itself has laminate flooring.

Kitchen

19' 10" x 8' 1" (6.05m x 2.46m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a farm house sink. There are double glazed windows to the front elevation, a wood door to the side elevation and three spot lights. With a range cooker and the kitchen itself has tiled flooring.

Conservatory

10' 10" x 8' 1" (3.30m x 2.46m)

With six windows, ceiling light point and a wood door to the side elevation. The conservatory has carpeted flooring and provides space for free standing furniture.

First Floor Landing

With carpeted flooring, ceiling light point and a velux window.

Bedroom One

17' 3" max x 14' 7" (5.26m max x 4.45m)

Master bedroom with Mullion windows, two central heating radiators and ceiling light point. With ample space for furniture carpeted flooring and benefitting from fitted wardrobes.

En-Suite

Master bedroom en-suite comprising of a white three piece suite which includes a back to wall w/c, wash hand basin with a vanity unit and shower cubicle. There is a velux window, tiled walls, vinyl flooring and benefits from storage space.

Bedroom Two

16' 4" x 12' 6" (4.98m x 3.81m)

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

Bedroom Three

10' 1" x 7' 3" (3.07m x 2.21m)

Third bedroom with carpeted flooring, central heating radiator, ceiling light point and a double glazed window to the side elevation.

Family Bathroom

The family bathroom is located on the ground floor and comprises of a cream three piece suite which includes a low level w/c, wash hand basin and a tiled panelled bath. There are double glazed windows to the front & side elevation, five spot lights and central heating radiator.

Externally

The property provides off street parking and a paved & lawned garden which provides space for garden furniture if desired. There is also a shed and the garden would be great for enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX112988



welcome to

Gibbet Street, Halifax

- **GUIDE PRICE £300,000 - £325,000**
- DETACHED PROPERTY WITH LOTS OF CHARACTER THROUGHOUT
- OFFERING EXCELLENT & SPACIOUS FAMILY ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE
- OFF STREET PARKING & GARDEN

Tenure: Leasehold EPC Rating: Exempt

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX112988](https://www.williamhbrown.co.uk/Property/HFX112988)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
HFX112988 - 0004



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)