





# welcome to

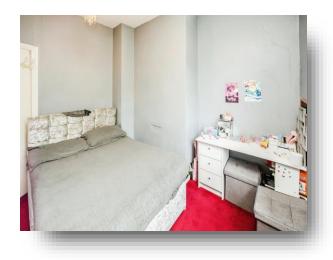
# Ramsgate Street, HALIFAX

Situated in the Pellon location is this three bedroom mid-terrace property, Guide Price £90,000 - £100,000 which offers spacious living accommodation and within close proximity to schools & local amenities. Could be of interest to the first time buyer and ideal for growing families.













#### Lounge

15' 7" x 12' 9" ( 4.75m x 3.89m )

Good sized lounge with a uPVC door & double glazed window to the front elevation, central heating radiator and ceiling light point. With a gas fire, space for free standing furniture and the lounge itself has laminate flooring.

#### Kitchen

12' 8" x 5' 10" ( 3.86m x 1.78m )

With wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. There is a double glazed window to the front elevation, ceiling light point, oven & gas hob with an extractor over and the kitchen itself has vinyl flooring.

## **First Floor Landing**

With carpeted flooring, ceiling light point and benefitting from storage space.

#### **Bedroom One**

19' x 10' 5" ( 5.79m x 3.17m )

Located on the second floor is a double bedroom with a velux window, strip light, central heating radiator and carpeted flooring.

### **Bedroom Two**

11' 2" x 11' 1" ( 3.40m x 3.38m )

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

## **Bedroom Three**

9' 3" x 8' (2.82m x 2.44m)

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

#### **House Bathroom**

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

## Externally

To the front of the property, there is a paved yard with gated access and also fenced.





# welcome to

# Ramsgate Street, HALIFAX

- \*\*GUIDE PRICE £90,000 £100,000\*\*
- OF INTEREST TO THE FIRST TIME BUYER/INVESTOR
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- PAVED YARD TO THE FRONT.

Tenure: Freehold EPC Rating: D

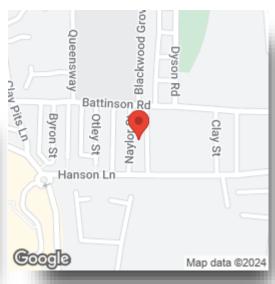
guide price

£90,000 - £100,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HFX113144



Property Ref: HFX113144 - 0004 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

01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk

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.