

**Mount Pleasant Avenue, Halifax, HX1 5TN** 

# welcome to

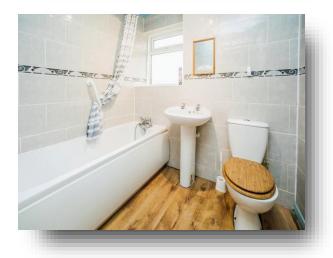
# **Mount Pleasant Avenue, Halifax**

A three bedroom end-terraced family home in Halifax, benefitting from front & rear gardens, Newly fitted windows, doors and roof, generously proportioned room sizes and sold with NO CHAIN! We anticipate high demand, So Call us now to book your viewing!













#### Entrance

Enter via composite door into the entrance porch which leads into the entrance hall which holds the staircase to the first floor, doors to the downstairs Wc, Kitchen and lounge.

## Lounge

15' 11" x 12' 8" ( 4.85m x 3.86m )

The lounge benefits from carpet flooring, central heating radiator, gas fire, uPVC double glazed window to the rear elevation, ceiling light point and Composite door.

#### Kitchen

13' 6" x 8' 11" ( 4.11m x 2.72m )

The kitchen benefits from wall and base units with work surfaces over. There is a sink and drainer, extractor hood, space for a freestanding oven, uPVC double glazed window to the front elevation, vinyl flooring, central heating radiator and the boiler for the property is located in this room.

#### **Downstairs Wc**

With tiled flooring, ceiling light point, low level Wc, sink and uPVC double glazed window to the front elevation.

## **First Floor Landing**

Provides access to the three bedrooms and family bathroom.

### **Bedroom One**

12' 10" x 8' 10" ( 3.91m x 2.69m )

With carpet flooring, uPVC double glazed window to the rear elevation, central heating radiator, a ceiling light point and walk in wardrobe.

### **Bedroom Two**

12' 2" x 8' 10" ( 3.71m x 2.69m )

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

### **Bedroom Three**

9' 11" x 7' (3.02m x 2.13m)

With carpet flooring, ceiling light point, uPVC double glazed window to the rear elevation, central heating radiator and loft access.

#### **Bathroom**

Three piece suite comprising of a low level Wc, pedestal wash hand basin and panelled bath. The bathroom benefits from laminate flooring, tiled walls, ceiling light point and central heating radiator.

### **Externally**

Externally the property benefits from an enclosed lawn garden to the front and an enclosed paved yard to the front. On-Street parking is available.





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# **Mount Pleasant Avenue, Halifax**

- \*\*OFFERS OVER £115,000\*\*
- THREE BEDROOMS
- END-TERRACED
- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS

Tenure: Freehold EPC Rating: C

offers over

£115,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX113164 - 0002 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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