



Bank Top, Southowram Halifax HX3 9NJ

welcome to

Bank Top, Southowram Halifax

A two bedroom Detached cottage in Southowram. Benefitting from large garden, off-road parking and has been modernised throughout to a good standard. Call us now to book your viewing!



Ground Floor

Lounge

13' x 17' 6" (3.96m x 5.33m)

Superbly spacious reception room decorated to a modern standard with carpeted flooring and warmed by a central heating radiator. The room has feature beamed ceiling and two double glazed windows to the front and rear. Door to storage cupboard.

Kitchen

12' 8" x 10' 5" (3.86m x 3.17m)

Spacious kitchen area fitted with a range of modern grey fronted base and wall units with marble effect work surfaces and tiled splashbacks. Integrated electric oven and induction hob with extractor over. Space for dining table and chairs, washing machine and fridge freezer. One and a half bowl sink unit with drainer. The room has vinyl flooring, six ceiling spotlights and two double glazed windows which overlook the front and side.

First Floor Landing

With carpeted flooring and a double glazed window to the rear.

Bedroom One

10' 10" x 12' 8" (3.30m x 3.86m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window which overlooks the side.

Bedroom Two

10' 3" x 12' 3" (3.12m x 3.73m)

Second good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window which overlooks the front.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap with cabinet below. Marble effect tiled walls and laminate flooring, extractor fan and a double glazed window to the rear.

External

To the front is a lawned garden with paved driveway. To the rear is a superb sized lawned garden being privately enclosed by hedging and fence.



view this property online williamhbrown.co.uk/Property/HFX113211



welcome to

Bank Top, Southowram Halifax

- ****OFFERS OVER £220,000****
- TWO BEDROOM DETACHED COTTAGE
- NO ONWARD CHAIN
- POPULAR AREA OF SOUTHOWRAM
- OFF-ROAD PARKING & LARGE GARDEN

Tenure: Freehold EPC Rating: D

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113211](https://www.williamhbrown.co.uk/Property/HFX113211)



Property Ref:
HFX113211 - 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 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](https://www.williamhbrown.co.uk)