




william
h brown
for sale
01422 362845
williamhbrown.co.uk

Higgin Lane, Halifax HX3 9PQ


william
h brown

welcome to

Higgin Lane, Halifax

GUIDE PRICE £150,000 - £160,000 A two bedroom semi-detached bungalow in the highly desirable location of Southowram. Benefitting from a driveway, garage, front & rear gardens and sold with No onward chain. The property is in need of some TLC but would make a great home.



Entrance Hall

Enter through the uPVC door into the entrance hall which has carpet flooring, a central heating radiator, ceiling light point and carpet flooring.

Lounge

13' max x 12' 5" max (3.96m max x 3.78m max)

The lounge has carpet flooring, a ceiling light point, two wall lights, gas fire, uPVC double glazed bay window to front and a central heating radiator.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)

The kitchen has been fitted with wall and base units with work surfaces over. Fitted with a sink and drainer, space and plumbing for washing machine, space for electric cooker. There is a uPVC double glazed window to the rear elevation, a ceiling light point, Vinyl flooring and a central heating radiator.

Bedroom One

13' x 12' (3.96m x 3.66m)

Carpet flooring, central heating radiator, ceiling light point and Double glazed bay window to the front elevation.

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m)

Carpet flooring, ceiling light point, central heating radiator, uPVC double glazed window to the rear elevation and there is a gas fire.

Bathroom

bathroom fitted with a pedestal wash hand basin, panelled bath and low level Wc. With carpet flooring, ceiling light point, uPVC double glazed window to the rear elevation and central heating radiator.

Externally

Externally the property benefits from a driveway & Garage. Front & rear gardens, the front garden laid mainly to lawn and the rear garden is paved and there is a shed.



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Higgin Lane, Halifax

- **GUIDE PRICE £150,000 - £160,000**
- TWO BEDROOM SEMI-DETACHED
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- NO CHAIN

Tenure: Freehold EPC Rating: D

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112981 - 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.



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