



Brow Bottom Lane, Halifax HX2 8TE

welcome to

Brow Bottom Lane, Halifax

A three bedroom semi-detached family home benefitting from a Driveway, Garage, Views, Front & Rear Gardens. Ideal for First time buyers or investors. Call us now to book your viewing!



Entrance Hall

Enter the property through UPVC door to the front into entrance hall with vinyl flooring, ceiling light point and gas central heating radiator.

Lounge

16' 4" x 11' 5" max (4.98m x 3.48m max)

Lounge with carpeted flooring, ceiling light point, double glazed window to the front, gas fire and gas central heating radiator.

Kitchen

14' 10" x 9' 7" (4.52m x 2.92m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, double oven, induction hob, tiled flooring, two ceiling light points, gas central heating radiator and double glazed window to the rear.

Utility Room

9' 8" x 4' 6" (2.95m x 1.37m)

With low flush w/c, wash hand basin, plumbing for washing machine, vinyl flooring, ceiling light point, double glazed window to the side and houses the boiler.

Landing

With carpeted flooring, ceiling light point, window to the side and provides access to the loft.

Bedroom One

13' 4" max x 11' 2" max (4.06m max x 3.40m max)

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

Bedroom Two

11' x 9' 7" max (3.35m x 2.92m max)

With carpeted flooring, double glazed window to the rear, ceiling light point and gas central heating radiator.

Bedroom Three

8' 9" x 6' 9" to wardrobe (2.67m x 2.06m to wardrobe)

With carpeted flooring, ceiling light point, double glazed window to the front, fitted wardrobes and gas central heating radiator.

Bathroom

Comprises of panel bath with shower over, wash hand basin, vinyl flooring, double glazed window to the rear, eight spotlights, tiled walls and gas central heating radiator.

W/C

Separate w/c with double glazed window to the side, vinyl flooring and three spot lights.

Garage

Garage with roller door and is alarmed.

Outside

Driveway and lawned garden to the front and to the rear lawn garden.



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welcome to

Brow Bottom Lane, Halifax

- **OFFERS OVER £125,000**
- THREE BEDROOM SEMI-DETACHED
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: D

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113324 - 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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