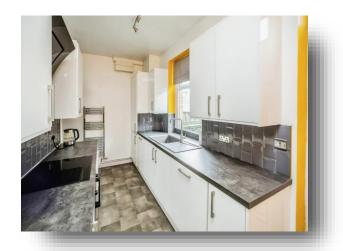


# welcome to

# **Wainhouse Road, Halifax**

A modern & well presented property in Halifax which could be of interest to the first time buyer & Investors. Set out over two floors, presented to a great standard throughout and benefitting a rear paved yard. Early viewings are recommended so contact us now to book your viewing!













#### **Entrance Hall**

Enter the property through a wooden door to the front elevation, a ceiling light point and carpet flooring.

### Lounge

14' 2" x 13' 7" ( 4.32m x 4.14m )

Spacious well presented lounge with a double glazed window to the front elevation, a ceiling light point, two wall lights and a central heating radiator. Boasting a multi fuel burner and the lounge itself has carpeted flooring.

#### Kitchen

13' 6" max x 9' 10" max ( 4.11m max x 3.00m max ) A modern fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There is a uPVC door and a double glazed window to the rear elevation, a ceiling light point and a central heating radiator. There is an oven, induction hob and an extractor hood over. Integrated washing machine.

### First Floor Landing Bedroom One

13' 7" max x 11' 8" ( 4.14m max x 3.56m )

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

#### **Bedroom Two**

7' 4" x 7' (2.24m x 2.13m)

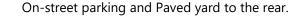
Second bedroom with a ceiling light point, carpet flooring, a central heating radiator and a double glazed window to the rear elevation.

#### **Bathroom**

Modern bathroom comprising of a three piece suite including a low flush w/c, wash hand basin, a panelled bath with a shower over. There is a double glazed window to the rear elevation, a ceiling light point, Vinyl flooring and a central heating towel rail.

### **Externally**







### welcome to

## Wainhouse Road, Halifax

- \*\*OFFERS OVER £100,000\*\*
- MODERN & WELL-PRESENTED THROUGHOUT
- NO CHAIN
- IDEAL FIRST TIME BUYER PROPERTY
- **CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS**

Tenure: Freehold EPC Rating: D

offers over

£100,000









Please note the marker reflects the postcode not the actual property

## check out more properties at williamhbrown.co.uk



Property Ref: HFX113487 - 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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