

Ashville Gardens, Halifax HX2 0PL

welcome to

Ashville Gardens, Halifax

Situated within close proximity to schools & amenities is this two bedroom end-terrace property in Pellon, Offers Over £90,000 offered with no onward chain. Ideal for first time buyers & Investors! Contact us now to book a viewing!













Lounge

14' 5" max x 12' 4" max (4.39m max x 3.76m max)

Diner 7' 7" Max x 7' 1" Max (2.31m Max x 2.16m Max)

Kitchen 9' 8" max x 7' 7" max (2.95m max x 2.31m max)

First Floor Landing

Bedroom One 14' 8" max x 10' max (4.47m max x 3.05m max)

Bedroom Two 10' 5" max x 8' 9" (3.17m max x 2.67m)

Bathroom





welcome to

Ashville Gardens, Halifax

- **OFFERS OVER £90,000**
- TWO BEDROOMS
- KITCHEN & DINER
- NO CHAIN
- PELLON LOCATION

Tenure: Freehold EPC Rating: Awaited

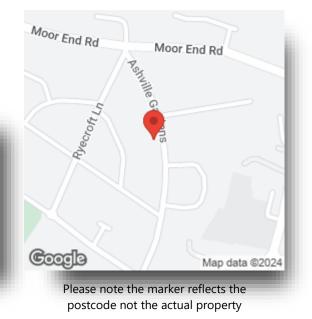
offers over **£90,000**





check out more properties at williamhbrown.co.uk





The Property Ombudsman

Property Ref: HFX113318 - 0003 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.



R

01422 362845

halifax@williamhbrown.co.uk

6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk