



Crimble Close, Halifax, HX3 8BL

welcome to

Crimble Close, Halifax

A three-bedroom through property situated in Hipperholme close to local amenities, good schools and transport links. The property would make an ideal first time buyer home and benefits from front & rear yards. On-street parking is available.



Lounge

14' 2" max x 13' 1" (4.32m max x 3.99m)

The lounge has a UPVC door with double glazed window to the front of the property. This has a fitted gas fire with a fitted radiator, central light point and laminate flooring.

Kitchen

14' 2" x 8' 10" (4.32m x 2.69m)

The kitchen has wall & base units. Incorporating sink and drainer, gas hob with separate oven, extractor, space for a washing machine. UPVC double glazed window to the rear, radiator, central point light, laminate flooring.

Landing

The landing incorporates fitted radiator two central light points and a carpet floor.

Bedroom 2

14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom 2 has UPVC double glazed window to the front of the property. With carpeted flooring, central heating radiator, with two wall lights and a central light point.

Bedroom 3

9' x 7' 11" (2.74m x 2.41m)

This bedroom has space for a double bed and free standing furniture. UPVC double glazed window to the front with central heating radiator, central light point and carpeted throughout.

Attic Bedroom 1

18' 8" max x 12' 5" max (5.69m max x 3.78m max)

The Attic bedroom has three velux windows with under the eaves storage. The room has a central heating radiator, carpeted flooring and door to ensuite bathroom.

En-Suite

With low level Wc, wash hand basin and Velux window.

Family Bathroom

Family bathroom with WC, wash hand basin with vanity unit, panelled bath with overhead shower. UPVC double glazed window to rear, ceiling light point and gas central heating radiator, tiled walls and flooring with chrome heated towel rail.

Externally

There is a front yard with patio and paved garden to the rear with garden shed. on-street parking is available.



check out more properties at williamhbrown.co.uk



welcome to

Crimble Close, Halifax

- ****OFFERS OVER £180,000****
- THREE BEDROOMS
- HIPPERHOLME LOCATION
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS & GOOD SCHOOLS
- IDEAL FIRST TIME BUYER HOME

Tenure: Freehold EPC Rating: E

offers over

£180,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX113287 - 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.

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.



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk