



Moor End Road, HALIFAX HX2 0RY



welcome to

Moor End Road, HALIFAX

A three bedroom semi detached family home in sought after location close to local amenities, schools and transport links. The property benefits from a modern kitchen diner, modern shower room, Garage & Shared Driveway! Call us now to view!



Entrance Hall

Enter the property through UPVC door into the entrance hall. The entrance hall benefits from carpet flooring, ceiling light point, UPVC double glazed windows to the front elevation, central heating radiator and an under stairs storage cupboard.

Lounge

17' 3" x 9' 3" (5.26m x 2.82m)

The lounge benefits from carpet flooring, a UPVC double glazed window to the front elevation, a central heating radiator, gas fire set on the chimney breast and double doors leading into the kitchen diner.

Kitchen Diner

13' 6" x 11' 3" (4.11m x 3.43m)

The kitchen diner benefits from modern wall and base units with complimentary work surfaces and tiled splash backs over. The kitchen incorporates a sink and drainer, induction hob with extractor hood over, integrated fridge and freezer, integrated dishwasher and an electric oven. The kitchen benefits from vinyl flooring, two ceiling light points a central heating radiator, UPVC double glazed window to the rear elevation and french doors leading out to the rear garden.

Firs Floor Landing

The first floor landing provides access to the the three bedrooms and the shower room.

Bedroom 1

12' 7" x 11' 1" (3.84m x 3.38m)

Bedroom 1 benefits from ample space for a double bed and free standing furniture, carpet flooring, a ceiling light point, UPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

11' 2" x 9' 8" (3.40m x 2.95m)

Bedroom 2 benefits from space for a double bed and free standing furniture, carpet flooring, UPVC double glazed window to rear elevation and a ceiling light point.

Bedroom 3

8' 1" x 6' 7" (2.46m x 2.01m)

Bedroom 3 benefits from laminate flooring, UPVC, double glazed window to the front elevation, central heating radiator and a ceiling light point.

Shower Room

The shower room is a modern shower room with a three piece suite comprising of a walk in shower cubicle and a low level WC set in vanity storage unit with wash hand basin. The shower room benefits from vinyl flooring, tiled walls a UPVC double glazed window to the rear elevation, ceiling spot lights and a central heating towel rail.

Externally

Outside the property benefits from a shared drive way leading to garage which has a roller door and power points. The front garden benefits from steps leading to into the front door with a paved patio and graveled area. The rear of the property is an enclosed garden with decking and a garden shed.



view this property online williamhbrown.co.uk/Property/HFX113465



welcome to

Moor End Road, HALIFAX

- ****OFFERS OVER £200,000****
- THREE BEDROOM SEMI DETACHED HOME
- GARAGE & SHARED DRIVEWAY
- REAR GARDEN & PATIO AREA TO FRONT
- IDEAL FOR FIRST TIME BUYERS & FAMILY'S

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113465



Property Ref:
HFX113465 - 0006

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk