



  
william  
h brown  
for sale  
Halifax  
01422 362845  
williamhbrown.co.uk

**Moorlands Crescent, Halifax HX2 8AA**

  
william  
h brown





### **Lounge**

16' 7" max x 13' 1" max ( 5.05m max x 3.99m max )

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation with fitted electric fire.

### **Kitchen**

16' 2" max x 8' 9" max ( 4.93m max x 2.67m max )

The kitchen comprises of laminate flooring, ceiling light points, gas central heating radiator, wall and base units with work top over with fitted electric oven and hob, UPVC double glazed french doors leading to conservatory, UPVC double glazed door to side elevation, UPVC double glazed window to the rear elevation.

### **Conservatory**

10' 4" x 10' 2" ( 3.15m x 3.10m )

The conservatory comprises of laminate flooring, electric heater, UPVC double glazed french door to the side elevation.

### **Bedroom One**

13' 8" x 7' 7" ( 4.17m x 2.31m )

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Two**

9' 7" x 9' 4" ( 2.92m x 2.84m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bedroom Three**

9' 8" x 7' 2" ( 2.95m x 2.18m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of tiled walls and ceiling light point, low level WC/ sink and pedestal, panelled bath.

### **Attic Room**

The Attic room comprises of carpet flooring, ceiling light point and a velux window.

### **Externally**

Externally the property benefits from driveway and lawned garden and a garage with roller door and power sockets. The rear of the property benefits from lawned garden and decking area,



***view this property online*** [williamhbrown.co.uk/Property/HFX113661](http://williamhbrown.co.uk/Property/HFX113661)



welcome to

## Moorlands Crescent, Halifax

- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY
- GARDENS FRONT AND REAR
- CONSERVATORY
- CLOSE TO SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113661](http://williamhbrown.co.uk/Property/HFX113661)



Property Ref:  
HFX113661 - 0004

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](mailto:halifax@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)