



Ling Royd Avenue, Halifax HX2 0LX

welcome to

Ling Royd Avenue, Halifax

A two bedroom mid terrace property situated in the Highroad well area. Benefiting from spacious living accommodation throughout ideal family home. The front of the property benefits from a driveway and to the rear of the property there is a paved and lawned garden! Call us now to book your viewing!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, UPVC door to the front elevation, gas central heating radiator.

Lounge

13' 11" x 10' 10" (4.24m x 3.30m)

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

Kitchen

14' 10" x 6' 4" (4.52m x 1.93m)

The kitchen comprises of tiled flooring, ceiling spotlights, central heating radiator, wall and base units with work top over, fitted gas oven and gas hob, stainless sink and drainer, UPVC double glazed window to the rear elevation, UPVC door to the rear.

Bedroom One

14' 10" max x 10' 11" (4.52m max x 3.33m)

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

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)

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

Bathroom

The bathroom comprises of wood laminate flooring, tiled walls, ceiling spotlights, low level W/c pedestal sink with mixer tap, panelled bath with shower over, UPVC double glazed window to the rear elevation.



view this property online williamhbrown.co.uk/Property/HFX112839



welcome to

Ling Royd Avenue, Halifax

- REDUCED TO OFFERS OVER £135,000
- TWO BEDROOM MID TERRACED
- PAVED AND LAWNED GARDEN TO THE REAR
- LOCATED IN HIGHROAD WELL
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX112839



Property Ref:
HFX112839 - 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