



Dudley Crescent, HALIFAX, HX2 8LD

welcome to

Dudley Crescent, HALIFAX

A three bedroom end terrace family home in Illingworth which offers great family accommodation. Benefits from a driveway and garden to the front and to the rear there is a paved and lawned garden! This would make an ideal family home! Call us now to view!



Entrance Hall

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

Lounge

11' 8" x 11' 3" (3.56m x 3.43m)

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

Kitchen

17' 7" max x 11' 2" (5.36m max x 3.40m)

Three kitchen comprises of laminate flooring, ceiling light points, french door to the rear elevation, UPVC double glazed window to the front elevation, wall and base units with work top over, stainless sink and drainer, gas hob with gas oven with extractor over.

Bedroom One

11' 7" x 9' 8" (3.53m x 2.95m)

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

Bedroom Two

11' 7" x 6' 7" (3.53m x 2.01m)

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

Bedroom Three

11' 7" x 6' 3" (3.53m x 1.91m)

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

W/C

The he W/C comprises of vinyl flooring, ceiling light point, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation, tiled walls, pedestal hand wash basin, paneled bath with shower over.

Externally

Externally the property benefits from a driveway and a lawned garden to the front and there is a paved and lawned garden to the rear.



check out more properties at williamhbrown.co.uk



welcome to

Dudley Crescent, HALIFAX

- THREE BEDROOM END TERRACED PROPERTY
- DRIVEWAY
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL SCHOOLS
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers over

£145,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX113712 - 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