



King Cross Road,King Cross Halifax HX1 3LN

welcome to

King Cross Road, King Cross Halifax

A deceptively spacious three bedroom semi-detached family home in King Cross which offers great family accommodation. Benefits from paved garden front and rear. Sold with No onward chain. This would make an ideal family home! Call us now to view!



Basement

13' 7" x 13' 7" (4.14m x 4.14m)

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

Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, UPVC door to the front elevation.

Lounge

14' 5" x 10' 4" (4.39m x 3.15m)

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

Kitchen

12' 10" x 10' 7" (3.91m x 3.23m)

The kitchen comprises of vinyl flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation, wall and base units, worktop over, stainless sink and drainer, plumbing for a washing machine.

Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m)

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

Bedroom Two

13' 8" x 11' 5" (4.17m x 3.48m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, two velux windows to the front elevation.

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

bedroom three comprises of carpet flooring, ceiling light point, velux window.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, paneled walls, UPVC double glazed window to the rear

elevation, low level W/c sink pedestal, paneled bath.

W/C

the W/c comprises of vinyl flooring, gas central heating radiator, low level W/c and a sink pedestal.

Office/Study

The office comprises of carpet flooring, ceiling light point, gas central heating radiator.



check out more properties at williamhbrown.co.uk



welcome to

King Cross Road, King Cross Halifax

- THREE BEDROOM SEMI-DETACHED
- PAVED GARDEN FRONT AND REAR
- SET OVER FOUR FLOORS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

offers over

£150,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX113542 - 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