



Lane Ends Green, Hipperholme Halifax HX3 8EZ

welcome to

Lane Ends Green, Hipperholme Halifax

A modern three bedroom town house in Hipperholme which offers great family accommodation. Benefitting from a driveway for 2 cars, integral garage and a paved garden to the rear! This would make an ideal family home. Developer is willing to pay buyers stamp duty costs! Call Now To View!



Entrance Hall

The entrance hall comprises of wood laminate flooring, composite door to the front elevation, ceiling light point, UPVC double glazed window to the front elevation.

W/C

Downstairs W/c comprises of wooden flooring, fitted sink with vanity unit, low level W/c.

Utility

The utility room comprises of wood laminate flooring, fitted sink unit, ceiling spot lights.

Kitchen

13' 3" x 12' 4" (4.04m x 3.76m)

The kitchen comprises of laminate wood flooring, ceiling spot lights, shaker kitchen, wine fridge, integrated fridge and freezer, ceramic sink with mixer tap, fitted oven with induction hob, integrated microwave, UPVC double glazed window to the rear elevation, french doors to the rear.

Lounge

16' 3" max x 12' (4.95m max x 3.66m)

The lounge comprises of carpet flooring, ceiling spot lights, gas central heating, UPVC double glazed window to the front elevation, french doors to the front.

Landing

The landing comprises of carpet flooring, ceiling spot lights.

Bedroom One

10' 11" x 8' 5" (3.33m x 2.57m)

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

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

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

Bedroom Three

7' 7" x 7' 7" (2.31m x 2.31m)

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

Bathroom

The bathroom comprises of laminate flooring, tiled walls, gas central heated towel rail, sink and vanity unit, paneled bath, low level W/c, stand alone shower, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved driveway for two cars and integral garage. To the rear there is a block paved seating area and raised garden.

Agent's Note

The registered title currently shows an area which will not be included with the sale of this property. Please make enquiries with the branch and satisfy yourself in this regard before proceeding.



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Lane Ends Green, Hipperholme Halifax

- INCENTIVE DEVELOPERS ARE WILLING TO PAY BUYERS STAMP DUTY COSTS
- THREE BEDROOM TOWN HOUSE
- DRIVEWAY & INTEGRAL GARAGE
- MODERN & CONTEMPORARY FINISH
- SOUGHT AFTER HIPPERHOLME LOCATION

Tenure: Freehold EPC Rating: B

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113767 - 0007

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