



New Grange View, Bradshaw, Halifax HX2 9UX



welcome to

New Grange View, Bradshaw, Halifax

A three bedroom mid terraced family home in Bradshaw which offers great family accommodation. Benefits from a paved garden to the front and to the rear there is a block paved area! This would make an ideal family home, situated in a lovely idyllic village! Call us now!



Entrance Hall

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

Lounge

24' 5" x 12' 10" (7.44m x 3.91m)

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

Kitchen

13' 5" x 8' 8" (4.09m x 2.64m)

The kitchen comprises of wooden flooring, ceiling spot lights, ceiling light point, wall and base units, quartz work top over, range cooker, extractor over, UPVC double glazed window to the rear of the property and french doors leading to the rear.

Utility

8' 6" x 6' 6" (2.59m x 1.98m)

The utility comprises of wooden flooring, ceiling light point, wall and base units, pantry space.

Landing

The landing comprises of carpet flooring ceiling light point, loft access.

Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

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

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m)

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

Bedroom Three

8' 11" x 6' 3" (2.72m x 1.91m)

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

Bathroom

The bathroom comprises of tiled wall and floors, ceiling spot lights, gas central heating radiator, hand wash basin with fitted vanity unit, low level W/c, panelled bath with shower over, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved and lawned garden to the front and to the rear there is block paving and a seating area set in a lovely rural location. On-street parking and a parking space to the rear.



view this property online williamhbrown.co.uk/Property/HFX113823



welcome to

New Grange View, Bradshaw, Halifax

- THREE BEDROOM MID TERRACE
- GARDENS FRONT & REAR
- MODERNISED THROUGHOUT
- BRADSHAW LOCATION
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113823](https://www.williamhbrown.co.uk/Property/HFX113823)



Property Ref:
HFX113823 - 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](https://www.williamhbrown.co.uk)