



Warley View, Halifax HX2 0AG

welcome to

Warley View, Halifax

A three bedroom mid-terraced property in Highroad well which would be ideal for first time buyers. Benefits from front and back yard, ideal location and on street parking! Call us now to arrange your viewing!



Lounge

14' 8" max x 14' max (4.47m max x 4.27m max)

The lounge comprises of carpet flooring, ceiling spotlight, wall lights, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

Kitchen

10' 9" max x 7' max (3.28m max x 2.13m max)

The kitchen comprises of vinyl flooring, ceiling spotlights, wall and base units with work top over sink and drainer, fitted gas oven with hob with extractor over, UPVC double glazed window to the rear elevation.

Second Floor Bedroom En-Suite

14' 7" max x 14' 6" max (4.45m max x 4.42m max)

Second floor bedroom comprises of carpet flooring, ceiling spot light, exposed beam, gas central heating radiator, fitted wardrobes, velux window. The en-suite comprises of heated towel rail, vinyl flooring, panelled walls, low level W/c, mounted hand wash basin, walk in shower.

First Floor Bedroom Two

11' 3" max x 10' max (3.43m max x 3.05m max)

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

First Floor Bedroom Three

9' 7" max x 8' 7" max (2.92m max x 2.62m max)

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

Bathroom

The bathroom comprises of double glazed window to the front elevation, low level W/c pedestal wash basin, panelled bath with shower over.



view this property online williamhbrown.co.uk/Property/HFX113812



welcome to

Warley View, Halifax

- THREE BEDROOM MID - TERRACED PROPERTY
- SET OVER THREE FLOORS
- FRONT AND REAR YARDS
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113812](https://www.williamhbrown.co.uk/Property/HFX113812)



Property Ref:
HFX113812 - 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](https://www.williamhbrown.co.uk)