



Grove Street South, Halifax HX1 4LD

welcome to

Grove Street South, Halifax

Offered with no onward chain is this two bedroom mid-terrace property, Offers Over £95,000 which is presented to a good standard throughout and situated within close proximity to local amenities. Open plan living, set out over three floors with a front yard. Contact us now to view!



Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Lounge/Kitchen

15' x 14' (4.57m x 4.27m)

Enter the property through a composite door into the lounge/kitchen where there are two double glazed windows to the front elevation, ceiling spotlights and gas central heating radiator. Providing space for free standing furniture, carpeted flooring and the lounge is open plan living with the kitchen. The kitchen has wall & base unit with complementary worksurfaces incorporating a stainless steel sink & drainer with a mixer tap. With a gas hob & oven and integrated fridge freezer. The lounge/kitchen itself has wood laminate flooring.

First Floor Landing

With ceiling spotlights, carpeted flooring and providing access to the first floor bedroom.

Bedroom One

15' 10" x 11' (4.83m x 3.35m)

Located on the second floor is bedroom two which is a double bedroom with velux window, ceiling spotlights and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

9' 6" x 5' 9" (2.90m x 1.75m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom provides ample space for free standing furniture and has carpeted flooring.

House Bathroom

The house bathroom comprises of a white three piece suite which includes a back to wall w/c, wash hand basin and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the front elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself is laminate flooring.

Externally

To the front of the property there is on street parking and a paved yard which is fenced with gated access.



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Grove Street South, Halifax

- ***OFFERS OVER £95,000***
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- SET OUT OVER THREE FLOORS

Tenure: Freehold EPC Rating: D

offers over

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113967 - 0003

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.



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