

Robert Street North, Halifax HX3 6HY



welcome to

Robert Street North, Halifax

A two bedroom end terraced property situated in Boothtown close to good schools and amenities ideal for a first time buyer. or buy to let. Offering two bedrooms, family bathroom and recently renovated, off street parking, and a small front yard.! Call us now to view!













Lounge

16' 7" x 11' 4" ($5.05m \times 3.45m$) The lounge comprises of tiled flooring, ceiling light point gas central heating, Gas fitted fire, UPVC double glazed window to the front elevation.

Kitchen

10' 8" max x 4' 2" (3.25m max x 1.27m) The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with worktop over, stainless sink and drainer, UPVC double glazed window to the front elevation.

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

15' 10" x 10' 5" (4.83m x 3.17m) Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

16' 10" max x 15' 9" (5.13m max x 4.80m) Bedroom two comprises of carpet flooring, ceiling light, gas central heating radiator, ceiling loft, velux window.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, gas central heating radiator, UPVC double glazed window to the front elevation, low level W/c, wash hand basin, panelled bath, plumbing for washing machine.





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Robert Street North, Halifax

- ***OFFERS OVER £85,000***
- TWO BEDROOM END TERRACED PROPERTY
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

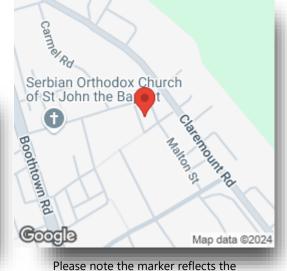
Tenure: Freehold EPC Rating: E

offers over

£85,000







postcode not the actual property



Property Ref: HFX113974 - 0004 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.

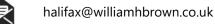
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