



Fernfield Terrace, Halifax HX3 6NL

welcome to

Fernfield Terrace, Halifax

Being sold with tenant in situ. This two bedroom mid - terraced property in Boothtown which would be ideal for first time buyers. Benefiting from on street parking and front and rear gardens. Contact us now to view!



Lounge

14' 3" x 13' 6" (4.34m x 4.11m)

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

Kitchen

11' 1" 8 x 8' 8" (3.38m 8 x 2.64m)

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, gas oven and hob, stainless sink and drainer, composite door to the rear elevation with UPVC double glazed window to the rear.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation.

Bedroom One

9' 11" x 8' 11" (3.02m x 2.72m)

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

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

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

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, tiled walls, gas central heating radiator, wash basin with fitted vanity unit, panelled bath, low level W/c , UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from paved gardens front and rear with on street parking.



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welcome to

Fernfield Terrace, Halifax

- MID TERRACED- PROPERTY
- GARDENS FRONT AND REAR
- NEW KITCHEN AND BATHROOM
- BOOTH TOWN AREA
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113957 - 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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