

**Adelaide Street, Halifax, HX1 4LY** 

# welcome to

# **Adelaide Street, Halifax**

A two bedroom end-terraced property ideal for buy to let investors & first time buyers. The property has recently decorated with new carpets. Benefiting from on-street parking and is close to local amenities & transport links. Early viewings are highly recommended so call us now to book!













### Kitchen

14' 4" x 13' 6" ( 4.37m x 4.11m )

Fitted with base units and complementary work surfaces over. Stainless steel sink and drainer, free standing electric oven with extractor hood over. UPVC double glazed window to the front elevation, Central heating radiator and ample space for a dining table and chairs. Storage room located just of the kitchen.

## Lounge

15' max x 13' 9" max (4.57m max x 4.19m max) Spacious lounge with UPVC double glazed window to the front elevation, laminate flooring and a UPVC double glazed window to the rear.

## **First Floor Landing**

UPVC double glazed window to the rear elevation, carpet flooring and a central heating radiator.

### **Bedroom One**

15' max x 11' 2" max ( 4.57m max x 3.40m max ) Located on the first floor with carpet flooring, UPVC double glazed window to the rear elevation and a central heating radiator.

### **Bedroom Two**

16' 11" x 15' 1" ( 5.16m x 4.60m )

Located on the second floor is this second double bedroom benefitting from carpet flooring, UPVC double glazed window to the side elevation and a central heating radiator.

### **Bathroom**

A white three piece suite comprising of a panelled bath with shower attachment over, pedestal wash hand basin and a low level Wc. UPVC double glazed window to the front and chrome heated towel rail.





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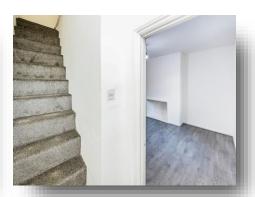
- TWO BEDROOM END-TERRACED PROPERTY
- RECENTLY DECORATED
- **ON-STREET PARKING**
- **CLOSE TO LOCAL AMENITIES**
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114030



Property Ref: HFX114030 - 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.



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