

Albany Street, Halifax HX3 9JE



# welcome to

## Albany Street, Halifax

A two-bedroom terraced property situated in Halifax Located close to local amenities and transport links. Modern kitchen and well-presented throughout. The property benefits from a tiered front garden with a patio, lawn area and garden shed included. Ideal for first time buyers! Call us now to view!













#### Lounge

15' 1" x 13' 9" max (  $4.60m \times 4.19m \max$  ) The lounge comprises of carpet flooring, ceiling light point, fitted gas fire, UPVC double glazed window to the front elevation.

#### Kitchen

14' 4" max x 4' 11" ( 4.37m max x 1.50m ) The kitchen comprises of vinyl flooring, strip light, wall and base units, work top over, fitted gas oven an hob, fridge and freezer, UPVC double glazed window to the rear elevation.

#### Landing

The landing comprises of carpet flooring, ceiling light point, storage space.

#### **Bedroom One**

16' 1" max x 15' max ( 4.90m max x 4.57m max ) Bedroom one comprises of carpet flooring, ceiling light point, fitted wardrobes, UPVC double glazed window to the front elevation.

#### **Bedroom Two**

10' 11" x 10' 10" ( 3.33m x 3.30m ) Bedroom two comprises of carpet flooring, ceiling light point storage heater, UPVC double glazed window to the rear elevation.

#### Bathroom

The Bathroom comprises of carpet flooring, ceiling light point, low level W/c. panelled bath, shower, wash basin with vanity unit, UPVC double glazed window to the rear elevation.

#### Externally

Externally the property benefits from a front tiered garden with a lawn, patio, rockery and shed.





### welcome to

# Albany Street, Halifax

- TWO BEDROOM TERRACED PROPERTY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- LARGE FRONT GARDEN
- IDEAL FOR FIRST TIME BUYERS
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

offers over.

£110,000





# view this property online williamhbrown.co.uk/Property/HFX113587



Property Ref:

HFX113587 - 0006

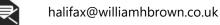
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk

