

**Bath Place, Halifax HX3 6EG** 

# welcome to

# **Bath Place, Halifax**

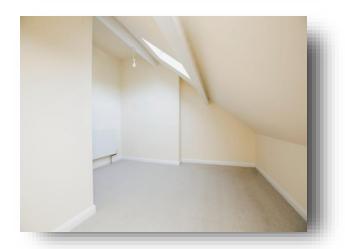
Offered with no onward chain is this four bedroom end-terrace property situated in Boothtown, Offers Over £140,000 situated close to schools, local amenities and public transport links. Spacious family living throughout which has been recently modernised. Contact us now to view!













#### **Entrance Hall**

Enter the property through a composite door to the front elevation into the lounge.

## Lounge

14' 4" x 11' 10" ( 4.37m x 3.61m )

Spacious lounge with two double glazed windows to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has laminate flooring and provides space for free standing furniture.

#### Kitchen

12' 11" x 11' 2" ( 3.94m x 3.40m )

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. With a gas hob, oven and the kitchen itself has laminate flooring.

## First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

### **Bedroom One**

13' 10" max x 11' 6" max ( 4.22m max x 3.51m max ) Located on the second floor is bedroom one which has a velux window, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and provides space for free standing furniture.

### **Bedroom Two**

13' 9" max x 11' 6" mx ( 4.19m max x 3.51m mx ) Located on the second floor is bedroom two with gas central heating radiator, ceiling light point and velux window. The bedroom itself has carpeted flooring and provides space for free standing furniture.

### **Bedroom Three**

13' x 8' 7" ( 3.96m x 2.62m )

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point.

The bedroom itself has carpeted flooring.

#### **Bedroom Four**

11' 1" x 9' 5" ( 3.38m x 2.87m )

With carpeted flooring, gas central heating radiator, ceiling light point and double glazed window to the front elevation.

### **House Bathroom**

The house bathroom comprises of a white three piece suite which includes a low level w/c, wash hand basin and a panelled bath. There is a frosted double glazed window to the side elevation, ceiling light point and gas central heating towel rail. The bathroom itself has cladding walls and vinyl flooring.

## **Externally**

To the front of the property there is on street parking and to the rear is a paved yard.





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# **Bath Place, Halifax**

- \*\*OFFERS OVER £140,000\*\*
- OFFERED WITH NO ONWARD CHAIN
- **FOUR BEDROOMS**
- **NEWLY MODERNISED THROUGHOUT**
- SPACIOUS FAMILY LIVING ACCOMMODATION

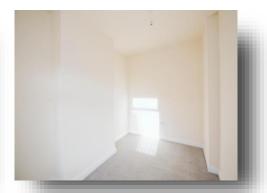
Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£140,000







Akroyd Pai Haley Hill **Coools** Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114019



Property Ref: HFX114019 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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



william h brown

01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk

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