



Windsor Crescent, HALIFAX, HX2 0JE

welcome to

Windsor Crescent, HALIFAX

Two bedroom semi- detached bungalow situated in Pellon, Guide Price £160,000 which offers spacious family living with front & rear gardens. Newly modernised throughout with new carpets and ready to move into. The front of the property offers off street parking. Contact us now to view!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator.

Lounge

12' 11" x 12' 2" (3.94m x 3.71m)

Spacious lounge with a double glazed bay window to the front elevation, electric fire with surrounding fireplace and a gas central heating radiator. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Kitchen

10' 3" x 7' 6" (3.12m x 2.29m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap & tiled splashbacks. With gas hob & oven, ceiling light point and plumbing for a washing machine and tumble dryer. The kitchen itself has vinyl flooring.

Conservatory

9' 3" x 9' (2.82m x 2.74m)

With eight double glazed windows, door to the side elevation which leads out to the garden, three spotlights and gas central heating radiator. The conservatory provides space for free standing furniture and has vinyl flooring.

Bedroom One

12' 3" x 10' 9" (3.73m x 3.28m)

Double bedroom with a double glazed bay window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom two also a double bedroom with carpeted flooring, ceiling light point, gas central heating radiator and double glazed window to the rear elevation.

Shower Room

The shower room comprises of a low level w/c, wash hand basin with vanity unit and shower cubicle. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The shower room itself is fully tiled.

Externally

To the front of the property there is a driveway which provides off street parking and a lawned garden with gated access, steps and handrails. To the rear of the property there is a paved and lawned garden which could be great for enjoying the summer months.



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Windsor Crescent, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***GUIDE PRICE £160,000***
- DETACHED BUNGALOW WITH CONSERVATORY

Tenure: Freehold EPC Rating: E

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114144 - 0005

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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



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk