



Moor End Road, Halifax, HX2 0RH

welcome to

Moor End Road, Halifax

No onward chain! Three bedroom semi-detached bungalow situated in Mount Tabor, Offers Over £200,000 benefitting from spacious living with front & rear gardens. Close to amenities & transport links with access to the town centre. Modernisation is required throughout. Contact us to view!



Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Lounge

16' x 11' 2" (4.88m x 3.40m)

Spacious lounge with a double glazed window to the front elevation, sliding doors which lead to the dining room, ceiling light point and gas central heating radiator. With a gas fire, providing ample space for free standing furniture and the lounge itself has carpeted flooring.

Dining Room

8' 10" x 8' 7" (2.69m x 2.62m)

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The dining room provides space for dining furniture and has carpeted flooring.

Kitchen

4' 6" x 7' (1.37m x 2.13m)

With wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer. There is a double glazed window & composite door to the rear elevation which leads out to the rear garden, gas central heating radiator and striplight. The kitchen itself has vinyl flooring.

Bedroom One

12' x 10' 2" (3.66m x 3.10m)

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

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom two also a double bedroom with gas central heating radiator, ceiling light point, fitted wardrobes and carpeted flooring.

Bedroom Three

14' 1" x 11' 1" (4.29m x 3.38m)

Accessed via stairs on the ground floor is bedroom three with a double glazed window to the side elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bathroom

The bathroom comprises of a low level wc, wash hand basin, panelled bath and shower cubicle. There is a frosted double glazed window to the side elevation, ceiling light point and gas central heating radiator. The bathroom itself has tiled walls & carpeted flooring.

Externally

To the front is steps which provide access to the property and also a front lawned garden. To the rear is a good sized lawned & paved garden which would be great for enjoying the summer months.

Garage

Detached garage which could be ideal for extra storage space.



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welcome to

Moor End Road, Halifax

- ***OFFERS OVER £200,000***
- NO ONWARD CHAIN
- FRONT & REAR GARDENS
- POPULAR LOCATION
- MODERNISATION REQUIRED

Tenure: Freehold EPC Rating: Awaited

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114219 - 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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