

**Holmes Terrace, Halifax HX2 0JA** 

# welcome to

# **Holmes Terrace, Halifax**

A one bedroom terraced property with open plan living situated in Halifax which is close to transport links and local amenities. The property benefits from a driveway and conservatory with a pebbled garden. Call now to book your viewing!













### Lounge

13' 10" x 12' 10" ( 4.22m x 3.91m )

The lounge comprises of carpet flooring, ceiling light point, exposed beams, gas central heating radiator, French door leading to the conservatory.

#### Kitchen

8' 11" x 7' 6" ( 2.72m x 2.29m )

The kitchen comprises of laminate flooring, exposed stone walls, fitted oven with induction hob, matching wall and base units with work top over, stainless sink, PVC double glazed door to rear.

### Conservatory

11' 6" x 9' 1" ( 3.51m x 2.77m )

The conservatory comprises of wood flooring, ceiling strip light, gas central heating radiator, French door leading to the rear elevation.

#### **Bedroom**

13' 9" x 12' 2" ( 4.19m x 3.71m )

The bedroom comprises of carpet flooring, ceiling light point, gas central heating radiator, loft access, UPVC double glazed window to the rear elevation.

#### **En-Suite**

the En-suite comprises of vinyl flooring, tiled walls, gas central heating radiator, ceiling spotlights, built in W/c, with fitted sink and vanity unit, UPVC double glazed window to the front elevation.





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# **Holmes Terrace, Halifax**

- ONE BEDROOM TERRACED PROPERTY
- **DRIVEWAY & GARDEN**
- WELL PRESENTED THROUGHOUT
- **IDEAL FOR FIRST TIME BUYER**
- **CLOSE TO LOCAL SCHOOLS AND AMENITIES**

Tenure: Freehold EPC Rating: D

£90,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114270 - 0004 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 quidance 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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