

Laurel Crescent, Halifax HX2 8DF

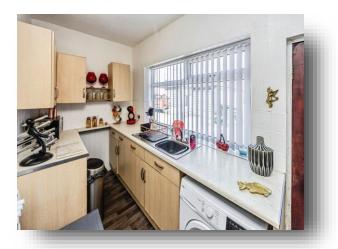


welcome to

Laurel Crescent, Halifax

This two bedroom terraced property situated in Halifax. This would be ideal for for first time buyers and is located close to local amenities and schools. The property has a garden to the front ideal for sitting out during the summer months.













Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

The lounge comprises of wood flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen

15' x 7' 10" (4.57m x 2.39m)

the kitchen comprises of vinyl flooring, ceiling light point, wall and matching base units with work top over, stainless sink with mixer tap, wooden door to rear elevation, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, tiled walls, panelled bath with shower over, pedestal wash basin, low level W/c, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from paved and lawned gardens.





welcome to

Laurel Crescent, Halifax

- TWO BEDROOM TERRACED PROPERTY
- GARDEN & DRIVEWAY
- OFFERS OVER £110,000
- CLOSE TO LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPOR TLINKS
- GREAT FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: C

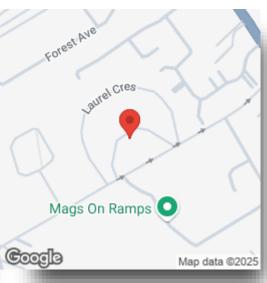
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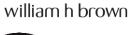


Please note the marker reflects the postcode not the actual property





Property Ref: HFX114198 - 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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