



Valley Way, Halifax HX2 9PX

welcome to

Valley Way, Halifax

A three bedroom semi-detached family home in the highly sought after location of Holmfield. Benefitting from a Driveway, Garage, Front & Rear gardens, this property has lots of Potential to make a superb home. We anticipate high demand so call us now to book your viewing!



Entrance

Enter the property through the UPVC door into the entrance hallway. There is carpet flooring, ceiling light point and central heating radiator.

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. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Lounge

16' 6" max x 10' 9" max (5.03m max x 3.28m max)
The spacious lounge benefits from carpet flooring, ceiling light point, gas fire and sliding doors to the Front elevation looking over the lovely Front Garden.

Kitchen

12' 5" max x 8' 10" max (3.78m max x 2.69m max)
The kitchen has been fitted wall and base units with complementary work surfaces over. The Kitchen incorporates a stainless steel sink and drainer, space and plumbing for a washing machine and freestanding cooker. The kitchen has Vinyl flooring, central heating radiator, a UPVC double glazed window to the front elevation and ceiling light point,

Bedroom Three

11' 10" max x 10' 8" max (3.61m max x 3.25m max)
Located on the ground floor and benefitting from a central heating radiator, a UPVC double glazed window to the rear elevation and carpet flooring. There is ample space for a double bed and freestanding furniture.

House Bathroom

Low level W/c, panelled bath and pedestal wash hand basin. The bathroom has a UPVC double glazed window to the side elevation and ceiling light point.

First Floor Landing

Provides access to the two bedrooms. There is a UPVC double glazed window to the side elevation, ceiling light point and carpet flooring.

Bedroom One

14' 8" max x 11' max (4.47m max x 3.35m max)
The master bedroom has ample space for a double bed and freestanding furniture. The bedroom has carpet flooring, a ceiling light point, central heating radiator and UPVC double glazed window to the front elevation which has great views.

Bedroom Two

11' 2" max x 8' 9" max (3.40m max x 2.67m max)
The second bedroom has carpet flooring, ceiling light point, UPVC double glazed window to the front which has great views and there is a hatch to access the loft in this room.

Externally

Externally the property benefits from a garden to the front, driveway leading from the front down the side of the property to the Detached garage. To the rear of the property there is a lovely lawned garden which would be perfect for sitting out and enjoying the summer months.



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Valley Way, Halifax

- **OFFERS OVER £180,000**
- THREE BEDROOM SEMI-DETACHED HOME
- DRIVEWAY, GARAGE & GARDENS
- IDEAL FOR FIRST TIME BUYERS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114289 - 0005

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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