



**Cain Lane, HALIFAX HX3 9SB**



**welcome to**

## **Cain Lane, HALIFAX**

This two-bedroom terraced property situated in the highly sought after area of Southowram. This would be ideal for first time buyers and is located close to local amenities and schools. The property has a paved seating area to the front ideal for sitting out during the summer months.



### Entrance Hall

The entrance hall comprises of tiled flooring, gas central heating radiator, UPVC door to the front entrance.

### Lounge

15' 9" x 15' ( 4.80m x 4.57m )

the lounge comprises of wood flooring, fitted gas fire, gas central heating radiator, expose beams, UPVC double glazed window to the front elevation.

### Kitchen

the kitchen comprises of wood flooring, ceiling light point, matching wall and base units, sink with drainer, open plan with living room.

### Landing

The landing comprises of carpet flooring, ceiling light point, loft access.

### Bedroom One

12' 2" x 8' 6" ( 3.71m x 2.59m )

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

### Bedroom Two

7' 2" x 6' 4" ( 2.18m x 1.93m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator.

### Bathroom

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

### Second Floor Room

The second-floor room comprises of carpet flooring, ceiling light point, Velux windows.

### Externally

Externally the property benefits from a paved seating

area to the front.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Cain Lane, HALIFAX

- TWO BEDROOM TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- POPULAR LOCATION OF SOUTHOWRAM
- CLOSE TO LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- GREAT FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of.

**£110,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFX114327 - 0002

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.

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.



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)