



Blackberry Way, Halifax, HX3 9EP

welcome to

Blackberry Way, Halifax

Offering great spacious family living accommodation three-bedroom property in Siddal, Offers over £200,000 which would be ideal for growing families. Benefitting from good sized gardens, driveway, and garage. Contact us now to book your viewing!



Downstairs W/C

The downstairs W/c comprises of vinyl flooring, ceiling light point, gas central heating radiator, pedestal wash basin.

Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, UPVC door to the front elevation.

Lounge

14' 9" x 14' 7" (4.50m x 4.45m)

The lounge comprises of carpet flooring, ceiling light points, fitted gas fire, gas central heating radiator, UPVC double glazed window to the rear elevation, UPVC French door to the rear elevation

Kitchen

22' 10" x 7' 9" (6.96m x 2.36m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, sink with drainer, UPVC double glazed window to the front elevation.

Landing

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

Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

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

En-Suite

The En-suite comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, pedestal wash hand basin, fully fitted shower, UPVC double glazed window to the front elevation.

Bedroom Two

11' 5" x 7' 8" (3.48m x 2.34m)

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

Bedroom Three

8' 1" x 6' 7" (2.46m x 2.01m)

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

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, low level W/c, panelled bath, pedestal wash basin.

Externally

Externally the property benefits from a driveway with off street parking and to the rear there is a paved and decked seating area.



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welcome to

Blackberry Way, Halifax

- ***OFFERS OVER £200,000***
- THREE BEDROOM TOWN HOUSE
- OFF STREET PARKING & GARAGE
- REAR GARDEN
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114376 - 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.

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.



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