

Holly Grove, Halifax HX1 3XP

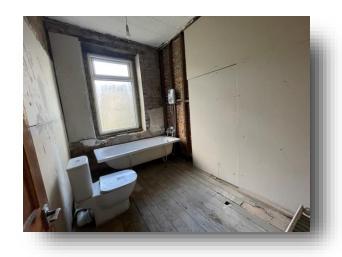


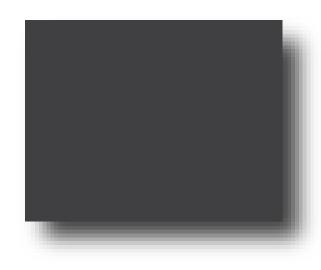
## welcome to

# Holly Grove, Halifax

Offered with no onward chain is this two bedroom mid - terraced property situated in Halifax. which would be ideal for first time buyer or property investor. Benefiting from a paved yard to the front and on street parking













#### Lounge

 $20^{\prime} \times 14^{\prime}$  11" (  $6.10m \times 4.55m$  ) The lounge comprises of laminate flooring, ceiling light point, fitted gas fire, UPVC door to the front entrance, UPVC double glazed window to the front elevation.

### **Bedroom One**

 $20^{\prime}\,$  x 14' 11" ( 6.10m x 4.55m ) Bedroom one comprises of ceiling light point, velux window.

## **Bedroom Two**

14' 11" x 13' (4.55m x 3.96m) Bedroom two comprises of gas central heating radiator, ceiling light point, UPVC double glazed window to the rear elevation.

### Bathroom

The bathroom comprises of ceiling light point, gas central heating radiator, low level W/c, panelled bath, UPVC double glazed window to the rear elevation.





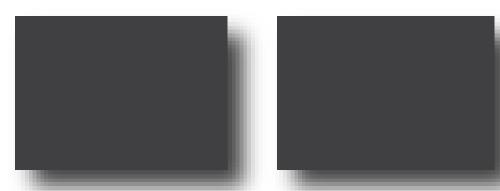
## welcome to

## Holly Grove, Halifax

- \*\*\*PRICE £60.000\*\*\*
- PAVED YARD
- SPACIOUS ROOMS THROUGHOUT
- OF INTEREST TO THE INVESTOR
- **CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS** •

Tenure: Freehold EPC Rating: E Council Tax Band: A

# £60,000



## view this property online williamhbrown.co.uk/Property/HFX114437



Property Ref:

HFX114437 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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# william h brown



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

Bentley

in

Parkinson Ln

Please note the marker reflects the

postcode not the actual property

Parkinson Lane Community Primary

Map data ©2025

Makki Masi

Hammond St Thomas St

Queen's Rd

S

Kings



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