



Holly Grove, Halifax HX1 3XP

welcome to

Holly Grove, Halifax

25 Holly Grove Halifax HX1 3XP

We are acting in the sale of the above property and have received an offer of £60,500 on the above property. Any intrested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Lounge

20' x 14' 11" (6.10m x 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' 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.



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- ***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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114437 - 0004

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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