



1a Natty Fields Close, HALIFAX HX2 9DJ

welcome to

1a Natty Fields Close, HALIFAX

Offering great spacious family living accommodation this three-bedroom detached property in Halifax, Offers Over £200,000 which would be ideal for growing families. Benefiting from good sized gardens, off street parking & garage. Contact us now to book your viewing!



Entrance Hall

The Entrance comprises of carpet flooring, ceiling light point, UPVC door to front entrance.

Lounge

14' 4" x 14' 2" (4.37m x 4.32m)

The lounge comprises of carpet flooring, ceiling light point and wall lights, gas central heating radiator, electric fire, UPVC double glazed window to the front and side elevation.

Kitchen

13' x 11' 2" (3.96m x 3.40m)

The kitchen comprises of laminate flooring, ceiling lights, wall and base units, fitted gas oven and hob, stainless sink with drainer, UPVC door to side elevation, UPVC window to the rear elevation.

Garage

The garage comprises roller door and electric power points.

Landing

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

Bathroom

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

Bedroom One

12' 10" x 10' 5" (3.91m x 3.17m)

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

Bedroom Two

8' x 7' (2.44m x 2.13m)

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

Bedroom Three

8' x 6' 11" (2.44m x 2.11m)

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

Externally

Externally the property benefits from gardens, driveway and a garage. The property has a large garden to the front and a decked area to the rear.



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welcome to

1a Natty Fields Close, HALIFAX

- ***OFFERS OVER £200,000***
- THREE BEDROOM DETACHED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- GARDENS & GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

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:
HFX111198 - 0008

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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