



**Dunkirk Crescent, Halifax HX1 3TF**



**welcome to**

**Dunkirk Crescent, Halifax**

A Four bedroom mid-terraced property marketed at Offers over £ 225,000, situated in the Halifax area and is close to local amenities transport links. The property is fully double glazed and gas central heated throughout. Call us now to book your viewing!



### Entrance Hall

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

### Lounge

13' 9" x 13' 2" ( 4.19m x 4.01m )

The lounge comprises of carpet flooring, ceiling light point, fitted gas fire, gas central heating radiator, UPVC windows to the front elevation.

### Utility/ Reception Room

13' 11" x 13' 4" ( 4.24m x 4.06m )

The reception room comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Kitchen

14' 7" x 14' 3" ( 4.45m x 4.34m )

The kitchen comprises of laminate flooring, ceiling light point, gas central heating radiator, matching wall and base units with work top over, stainless sink with drainer, integrated dishwasher, UPVC door to the rear elevation, UPVC double glazed window to the rear elevation.

### Landing

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

### Bedroom One

13' 1" x 11' 7" ( 3.99m x 3.53m )

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

### Bedroom Three

14' 1" x 7' 4" ( 4.29m x 2.24m )

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

### Bedroom Four

8' 8" x 5' 9" ( 2.64m x 1.75m )

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

### Bedroom Two

16' 6" x 8' 10" ( 5.03m x 2.69m )

Bedroom Two comprises of ceiling light point, gas central heating radiator, storage cupboard, Velux window.

### Bathroom

The bathroom comprises of vinyl flooring, ceiling spotlights, gas central towel rail, low level W/c, pedestal wash basin, walk in shower, UPVC double glazed window to the rear elevation.

### Downstairs /W/C

The lower-level W/c comprises of vinyl flooring, ceiling spotlights, hand wash basin, Low level W/c.

### Externally

Externally the property benefits from a lawned area to the front and to the rear there is a Astro turved garden and there is on street parking, garage situated away from the property.



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



## welcome to Dunkirk Crescent, Halifax

- \*\*\*OFFERS OVER £225,000\*\*\*
- PRESENTED TO A GREAT STANDARD THROUGHOUT
- SPACIOUS FAMILY LIVING SET OUT OVER FOUR FLOORS
- IDEAL FOR GROWING FAMILIES
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over.  
**£225,000**



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:  
HFX112904 - 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.



**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)