

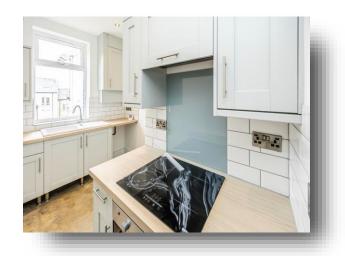
Albany Street, Halifax, HX3 9JE

william h brown

welcome to

Albany Street, Halifax

No onward chain! This two bedroom mid-terrace property finished to a high standard, Offers Over £120,000 could be a great first time buyer/Investor opportunity. Situated close to Halifax town centre and benefitting from off street parking. Modern & fully renovated throughout. Contact us now to view.













Lounge

14' 2" x 7' 5" (4.32m x 2.26m)

The spacious lounge comprises of yorkshire stone flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the front elevation and a UPVC door to the front.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

The newly fitted modern kitchen comprises of yorkshire stone flooring, ceiling spotlights and a gas central heating radiator. With matching wall and base units incorporating a sink & drainer with mixer tap, tiled walls & fitted oven with induction hob, UPVC double glazed window to the rear elevation.

Storage Room

7' 4" x 2' 7" (2.24m x 0.79m)

The storage room comprises of stone flooring, ceiling light point and would be ideal for extra storage space.

First Floor Landing

The landing comprises of carpet flooring, ceiling light point and gas central heating radiator. There is a UPVC window to the rear elevation and provides access to the first floor accommodation.

Bedroom One

13' 8" x 10' 3" (4.17m x 3.12m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Two

11' 5" x 7' 6" (3.48m x 2.29m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

House Bathroom

The newly fitted modern bathroom comprises of a low level wc, wash hand basin with vanity unit, panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the front elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself has tiled walls and laminate flooring.

Externally

To the front of the property is a paved and fenced yard and the rear is paved with a parking space.





welcome to

Albany Street, Halifax

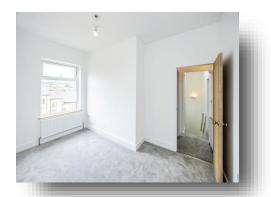
- ***OFFERS OVER £120,000***
- SOLD WITH NO ONWARD CHAIN
- FULLY RENOVATED & MODERN THROUGHOUT
- GREAT FIRST TIME BUYER/INVESTOR OPPORTUNITY
- PAVED YARD & OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX110410



Property Ref: HFX110410 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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



william h brown

01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk

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.