



Haugh Shaw Road, HALIFAX, HX1 3AR

welcome to

Haugh Shaw Road, HALIFAX

Four bedroom end terraced property located in the popular location of Savile Park marketed at a price of Offers in the region of £220,000 which would be ideal for a growing families. Offering spacious living with some modernisation required throughout Contact us now to book your viewing!



Kitchen /Diner

20' x 13' (6.10m x 3.96m)

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units, gas central heating radiator, fitted oven with gas hob, UPVC double glazed window to the front elevation, UPVC door to the front.

Entrance Hall

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

Lounge

14' 6" x 14' 1" (4.42m x 4.29m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted gas fire with fire place, UPVC double glazed bay window to the front elevation.

Landing

The landing comprises of laminate flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

14' 1" x 13' 4" (4.29m x 4.06m)

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

Lounge

14' 6" x 14' 1" (4.42m x 4.29m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted gas fire with fire place, UPVC double glazed bay window to the front elevation double glazed bay window to the front elevation.

Bedroom Two

14' 8" x 11' 6" (4.47m x 3.51m)

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

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

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

Bathroom

The bathroom comprises of carpet flooring, ceiling light point, tiled walls, low level W/c, pedestal wash basin, fully plumbed shower, UPVC double glazed window to the side elevation.

Lower Ground Floor Bedroom

14' x 12' 11" (4.27m x 3.94m)

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

Lower Ground Kitchen/ Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

the kitchen/ lounge comprises of carpet flooring, ceiling light point, gas central heating radiators, matching wall and base units, UPVC double glazed window to the side elevation, UPVC door to the side.

Lower Ground Bathroom

The bathroom comprises of carpet flooring, ceiling light point, gas central heating radiator, pedestal wash basin, low level W/c, plumbed shower.

Externally

Externally the property benefits from a paved front garden and the rear has a wrap around garden.



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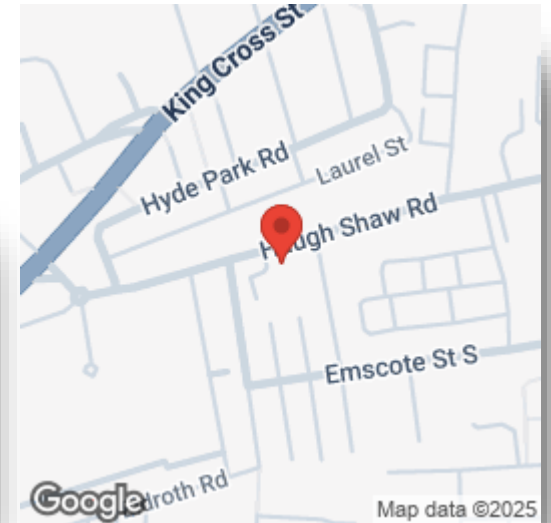
Haugh Shaw Road, HALIFAX

- FOUR BEDROOM END TERRACED PROPERTY
- LOCATED IN SAVILE PARK AREA
- PAVED AREA FRONT AND SIDE
- ON STREET PARKING
- CLOSE TO SCHOOLS & LOCAL AMENITIES

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

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113521 - 0003

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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