



Ryecroft Crescent, HALIFAX, HX2 0PS

welcome to

Ryecroft Crescent, HALIFAX

This two bedroom mid terraced property in Pellon, which would be ideal for a first time buyer. Benefitting from off street parking to the front and to the rear there is a enclosed garden. Contact us now to book a viewing!



Entrance Hall

the entrance Hall comprises of carpet flooring, ceiling light point, gas central heated radiator.

Lounge

14' 9" x 11' 11" (4.50m x 3.63m)

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

Kitchen/Diner

17' x 8' 8" (5.18m x 2.64m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, integrated fridge and freezer, integrated washing machine, tiled splash back electric oven, gas hob with extractor over, UPVC double glazed window to the rear excavation and a door to the rear.

Bedroom One

17' x 10' (5.18m x 3.05m)

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

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)

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

Bathroom

The bathroom comprises of tiled flooring, ceiling light point, chrome gas central heated towel rail, walk in shower, low level W/c, wash hand basin, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved and pebbled driveway to the front and to the rear there is a pebbled seating area with enclosed fencing.



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welcome to

Ryecroft Crescent, HALIFAX

- TWO BEDROOM MID TERRACED PROPERTY
- ***£140,000***
- LOCATED IN THE PELLON AREA
- DRIVEWAY & REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

fixed price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114508 - 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.

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk