



Cinderhills Lane, Halifax HX3 9DQ

welcome to

Cinderhills Lane, Halifax

Two-bedroom end-terraced property situated in Siddal, price £80,000 which would be ideal for a first time buyer or property investor. Benefits from gas central heating and double glazing throughout. Situated close to local amenities and transport links.



Lounge

14' 1" x 11' 2" (4.29m x 3.40m)

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

Kitchen

14' 6" x 11' 9" (4.42m x 3.58m)

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units, UPVC double glazed window to the front elevation.

Landing

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

Bedroom One

14' 7" x 11' (4.45m x 3.35m)

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

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m)

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

Bathroom

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

Agents Note -Public Notice

14 Cinderhills Lane Halifax.

We are acting in the sale of the above property and have received an offer of £86,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'



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welcome to

Cinderhills Lane, Halifax

- TWO BEDROOM END -TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- ***PRICE £80,000***
- SIDDAL LOCATION
- SITUATED CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114571 - 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.

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.



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