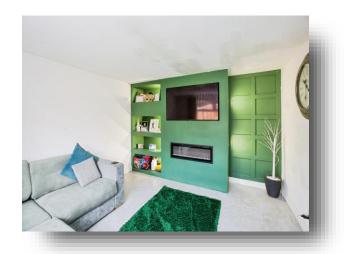


Mixenden Road, HALIFAX HX2 8RB

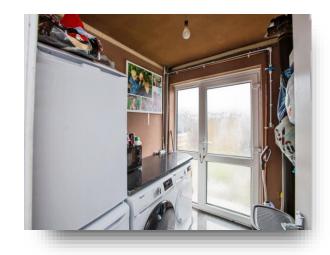
## welcome to

# **Mixenden Road, HALIFAX**

Offering great spacious family living accommodation is this three-bedroom mid-terraced property located in Halifax which would be ideal for growing families. Benefiting from good sized gardens, off street parking. Contact us now book your viewing!













#### **Entrance Hall**

The entrance hall comprises of vinyl flooring, ceiling light point, gas central heating radiator glass balustrade staircase.

#### Lounge

13' 8" x 11' (4.17m x 3.35m)

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

#### Kitchen/ Dining Room

11' 10" x 9' 9" ( 3.61m x 2.97m )

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, integrated fridge and freezer and dishwasher, range cooker, UPVC French door leading to the rear elevation.

#### **Utility Room**

7' 3" x 5' 11" ( 2.21m x 1.80m )

The utility room comprises of tiled flooring, ceiling light point, plumbing for washing machine, UPVC doubler glazed window to the rear elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

#### **Bedroom One**

13' 4" x 10' (4.06m x 3.05m)

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

#### **Bedroom Two**

11' 10" x 9' 9" ( 3.61m x 2.97m )

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

#### **Bedroom Three**

10' 3" x 7' 11" ( 3.12m x 2.41m )

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

#### **Loft Room**

The loft comprises of carpet flooring, gas central heating radiator, Velux window.

#### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling spotlights, low level W/c, fitted vanity unit with wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

#### Externally

Externally the property benefits from Astro-turved enclosed garden with a flagged seating area and to the rear there is a Astro-turved area and a seating area.

### **Outbuilding**

The outbuilding comprises of carpet flooring, ceiling light point, fitted log burner.





## welcome to

## Mixenden Road, HALIFAX

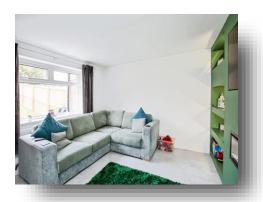
- MARKETED AT £140,000
- THREE BEDROOM MID-TERRACED PROPERTY
- WELL MAINTAINED GARDENS
- ON STREET PARKING
- LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£140,000









Please note the marker reflects the postcode not the actual property

# check out more properties at williamhbrown.co.uk



Property Ref: HFX114626 - 0002 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.



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.