

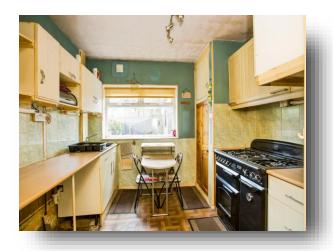
Occupation Lane, Halifax, HX2 9RH

welcome to

Occupation Lane, Halifax

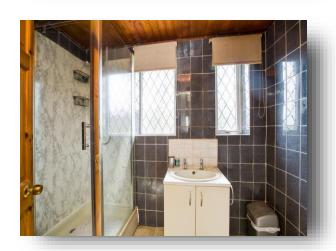
Offered with no onward chain is this three bedroom semi-detached property in Illingworth which offers spacious family living. benefitting from off street parking, rear garden and situated close to good schools & amenities. Some modernisation is required throughout. Contact us now to view.













Entrance Hall

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and a double glazed window o the side elevation.

Lounge

12' 7" x 10' 11" (3.84m x 3.33m)

Spacious lounge with a double glazed window to the front elevation and ceiling light point. With a gas fire, carpeted flooring and the lounge is open plan with the dining room.

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)

Open plan from the lounge with carpeted flooring, ceiling light point and French doors which lead to the rear garden.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating sink & drainer with mixer tap and tiled splashbacks. There is a breakfast bar, plumbing for a washing machine and a double glazed window to the rear elevation. The kitchen itself has vinyl flooring.

First Floor Landing

With carpeted flooring, ceiling light point and a double glazed window to the side elevation. The loft is also accessible from the first floor landing.

Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m)

Double bedroom with a double glazed window to the rear elevation, and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m)

Bedroom two also a double bedroom with a double glazed window to the front elevation, ceiling light point and carpeted flooring.

Bedroom Three

8' 3" x 6' 7" (2.51m x 2.01m)

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

Shower Room

The shower room comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and shower cubicle. There are two frosted double glazed window to the rear elevation and ceiling light point.

Externally

To the front of the property there is a drive which provides off street parking and to the rear is a paved garden that provides space for garden furniture if desired and also a shed. The garden would be great for enjoying the summer months. The rear garden also has a storage shed which would be ideal for extra storage space.





welcome to

Occupation Lane, Halifax

- ***OFFERS IN THE REGION OF £140,000***
- SOLD WITH NO ONWARD CHAIN
- SITUATED CLOSE TO GOOD SCHOOLS & AMENITIES
- DRIVEWAY PROVIDING OFF STREET PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers in the region of

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114647



Property Ref: HFX114647 - 0006 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.



halifax@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

01422 362845

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.