



Carrholme Court, Halifax HX1 3PJ

welcome to

Carrholme Court, Halifax

Three bedroom town house in Halifax, offers over £120,000 which could be of interest to the first time buyer. Offering spacious living with off street parking, integral garage and a rear garden. Close to schools & local amenities. Early viewings are recommended so contact us now to book your viewing



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is a gas central heating radiator and a UPVC door to the rear elevation which leads to the rear garden.

Lounge

13' 3" x 11' 2" (4.04m x 3.40m)

Located on the first floor is the spacious lounge boasting French doors to a Juliet balcony, gas central heating radiator and ceiling light point. The lounge itself has laminate flooring.

Kitchen/Dining Room

15' 9" x 8' 5" (4.80m x 2.57m)

Located on the first floor is the kitchen/dining room with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap, oven and hob. There are two double glazed windows to the rear elevation, gas central heating radiator and the kitchen has laminate flooring.

First Floor Landing

With laminate flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Bedroom One

11' 8" x 10' 3" (3.56m x 3.12m)

Located on the second floor is bedroom one with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has laminate flooring.

Bedroom Two

9' 7" x 7' 11" (2.92m x 2.41m)

Bedroom two also located on the second floor with a double glazed window to the rear elevation, laminate flooring, ceiling light point and gas central heating radiator.

Bedroom Three

9' 1" max x 7' (2.77m max x 2.13m)

Located on the second floor is bedroom three with laminate flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

Bathroom

The house bathroom comprises of a three piece suite which includes a low level wc, pedestal wash hand basin and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself has vinyl flooring.

W/C Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, ceiling light point and vinyl flooring.

Externally

To the front of the property there is a block paved driveway which provides off street parking and an integral garage with an up & over door and working power. To the rear of the property is a garden with astroturf.



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welcome to

Carrholme Court, Halifax

- ***OFFERS OVER £120,000***
- THREE BEDROOM TOWN HOUSE
- INTEGRATED GARAGE & DRIVEWAY
- SITUATED CLOSE TO LOCAL AMENITIES
- REAR GARDEN & VIEWS

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

offers over
£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114890 - 0004

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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