

**Regency Gardens Mount Terrace, Halifax HX2 0HB** 

## welcome to

# **Regency Gardens Mount Terrace, Halifax**

This two-bedroom flat situated in Pellon offering spacious living accommodation situated close to local schools & amenities which could be of interest to a first-time buyer. Benefiting from allocated parking. Contact us now to view!













#### **Entrance Hall**

The entrance hall comprises of vinyl flooring, ceiling light points, electric radiator.

### Lounge

14' 3" x 12' 10" ( 4.34m x 3.91m )

The lounge comprises of carpet flooring, ceiling light point, electric radiator, French door leading to Juliet balcony.

#### Kitchen

10' 5" max x 5' 9" max ( 3.17m max x 1.75m max ) The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units, electric oven and hob.

#### **Bedroom One**

12' x 10' ( 3.66m x 3.05m )

Bedroom one comprises of carpet flooring, ceiling light point, electric radiator, UPVC double glazed window to the rear.

#### **Bedroom Two**

14' 4" x 7' 5" ( 4.37m x 2.26m )

Bedroom two comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear.

#### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling light point, electric radiator, low level W/c, panelled bath with shower over, pedestal wash basin.





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- TWO BEDROOM FLAT
- PRICE £50,000
- SITUATED IN PELLON
- COMMUNAL PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

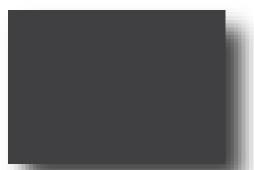
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £50,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114955 - 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

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