



New Road, HALIFAX, HX1 2LH

welcome to

New Road, HALIFAX

A two bedroom end-terraced property situated in Halifax marketed at £100,000 which would be of interest to a first time buyer or property investor. The property is double glazed & central heated throughout. Contact William H Brown now to book your viewing.



Lounge

13' x 12' 1" (3.96m x 3.68m)

The lower ground bedroom comprises of laminate flooring, ceiling light point, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the front.

Kitchen

13' 3" x 12' 11" (4.04m x 3.94m)

The open plan kitchen/lounge comprises of laminate flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with worktop over, electric oven and hob, composite door to the front.

Landing

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

Bedroom One

16' x 11' 6" (4.88m x 3.51m)

Bedroom one comprises of laminate flooring, ceiling strip light, Velux window, gas central heating radiator.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

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

Bathroom

The bathroom comprises of tiled walls and flooring, gas central heating radiator, ceiling light point, low level W/c, corner panelled bath, pedestal wash basin, window to the front.



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welcome to

New Road, HALIFAX

- TWO BEDROOM END -TERRACED PROPERTY
- MARKETING AT £100,000
- IDEAL FOR A FIRST TIME BUYER
- SITUATED NEAR THE TOWN CENTRE OF HALIFAX
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: G

Council Tax Band: A

offers over

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114948 - 0005

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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