

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025

Property Ref and Version: HFX114928 - 0001

selling your home with us!

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

T 01422 362845 **E** halifax@williamhbrown.co.uk

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025

Property Ref and Version: HFX114928 - 0001

>> **price**

offers over £110,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOM SEMI-DETACHED PROPERTY
- > LOCATED IN THE HALIFAX AREA
- > MARKETING AT OFFERS OVER £110,000
- > ENCLOSED GARDENS & PATIO AREA
- > CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- > EPC Rating: Awaiting

>> **short description**

This three-bedroom semi-detached property situated in the Halifax area, marketed at offers over £110,000. The property is gas central heated and double glazed throughout. Close to local schools and transport links.

>> **long description**

William H Brown Estate agents are delighted to bring to the market this three-bedroom semi-detached property situated in the Halifax area which is close to local amenities and transport links. The property is marketed at offers over £110,000, which would be ideal for a first-time buyer. Briefly comprising of entrance hall, lounge, kitchen/dining room to the ground floor and to the first floor there are three bedrooms and bathroom with a separate W/c. Externally the property benefits from an enclosed garden with a lawned and patio area. Call now to book your viewing!

>> **directions**

>> **Agent Note**

Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

T 01422 362845 **E** halifax@williamhbrown.co.uk

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025

Property Ref and Version: HFX114928 - 0001

>> **room description**

Entrance Hall

The entrance hall comprises of carpet flooring, ceiling spotlights, gas central heating radiator.

Lounge

12' 11" x 9' 6" (3.94m x 2.90m)

The lounge comprises of carpet flooring, gas central heating radiator, electric fire, UPVC double glazed window to the front.

Kitchen/ Dining Room

22' 1" x 9' 6" (6.73m x 2.90m)

The kitchen comprises of laminate flooring, ceiling spotlights, matching wall and base units with work top over, gas oven with hob. The dining room comprises of carpet flooring, ceiling spotlights, fitted gas fire, gas central heating radiator, UPVC double glazed patio doors.

Landing

The landing comprises of carpet flooring, ceiling spotlights, UPVC double glazed window to the side.

Bedroom One

13' x 10' 8" (3.96m x 3.25m)

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

Bedroom Two

13' 6" x 9' 5" (4.11m x 2.87m)

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

Bedroom Three

10' 9" x 5' 9" (3.28m x 1.75m)

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

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear.

W/C

The W/c comprises of vinyl flooring, tiled walls, low level W/c.

Externally

Externally the property benefits from an enclosed garden with a paved and lawned seating area to the rear.

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025 **Property Ref and Version:** HFX114928 - 0001

>> **room description**

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025 **Property Ref and Version:** HFX114928 - 0001

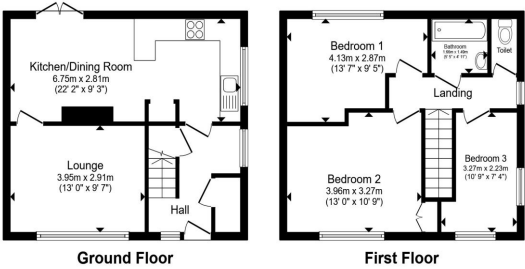
>> room description

property details approval form

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025 Property Ref and Version: HFX114928 - 0001

>> property images



Total floor area 78.6 m² (846 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB
T 01422 362845 E halifax@williamhbrown.co.uk

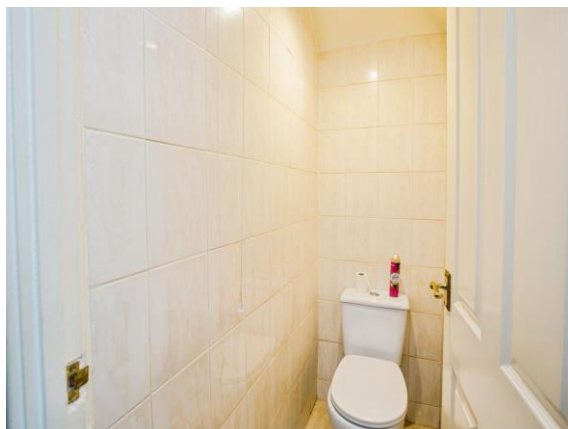
property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025

Property Ref and Version: HFX114928 - 0001

>> **property images**



Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

T 01422 362845 **E** halifax@williamhbrown.co.uk

property details **approval form**

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE

Date: 01 December 2025

Property Ref and Version: HFX114928 - 0001

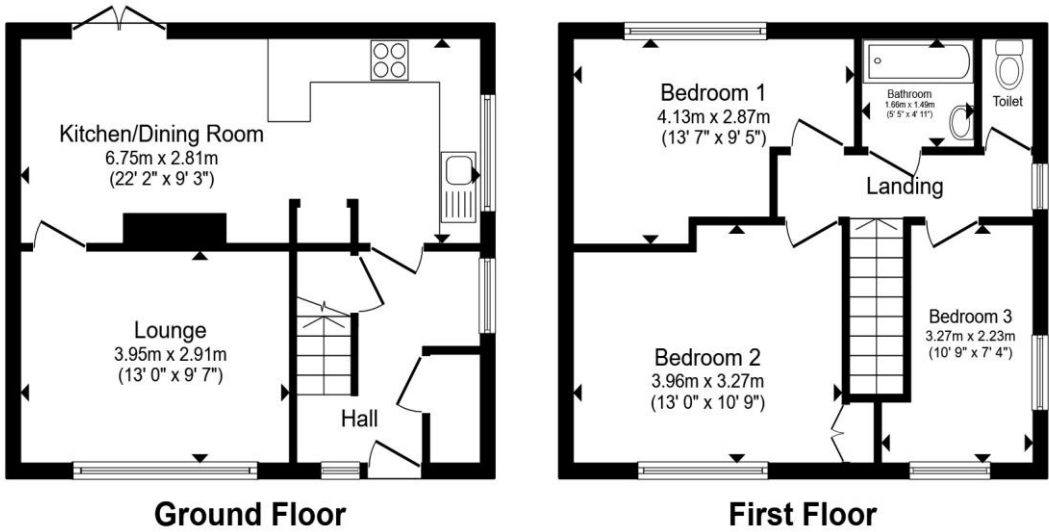
>> **property images**



property details approval form

15 Woodbrook Avenue, Halifax, West Yorkshire, England, HX2 8QE
Date: 01 December 2025 **Property Ref and Version:** HFX114928 - 0001

>> floor plan



Total floor area 78.6 m² (846 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Elizabeth Civil		
Mr A.S. Bentley		