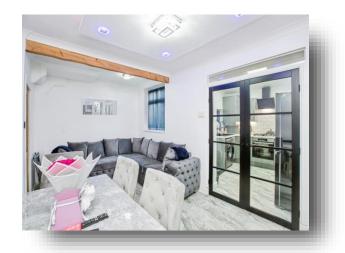


Moor End Road, Halifax HX2 0RZ

welcome to

Moor End Road, Halifax

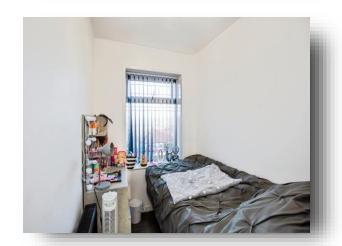
A charming three-bedroom semi-detached home in a popular residential area of Halifax. This property offers a reception room, a well-proportioned layout, and a generous garden, driveway, garage—perfect for family living.













Hallway

The hallway comprises of a Understairs cupboard. Designer radiator. Composite door to front elevation, ceiling light point.

Lounge

11' 11" x 11' 2" (3.63m x 3.40m)

Designer radiator. UPVC double glazed window to front elevation.

Dining/Reception

16' 9" x 9' 9" (5.11m x 2.97m)

Media wall with electric fire. Double doors to kitchen. Designer radiator. UPVC double glazed window to rear elevation.

Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Designer radiator. ceiling spotlights, Composite door to rear elevation. UPVC double glazed window to side elevation.

Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Designer radiator. ceiling spotlights, Composite door to rear elevation. UPVC double glazed window to side elevation.

Landing

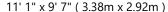
Stairs leading from entrance hall. Loft access via pull down ladder. Loft is boarded. UPVC double glazed window to side elevation.

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

Bedroom one comprises of Fitted wardrobes. Radiator. ceiling light points UPVC double glazed window to front elevation.

Bedroom Two



Bedroom two comprises of Fitted wardrobes. Radiator. ceiling light point, UPVC double glazed window to rear elevation.

Bedroom Three

6' 10" x 5' 6" (2.08m x 1.68m)

Bedroom three comprises of Radiator. ceiling light point, UPVC double glazed window to front elevation.

Bathroom

The bathroom comprises of Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.





welcome to

Moor End Road, Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF PELLON
- MARKETED AT £220,000
- GARAGE & DRIVEWAY & REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114997 - 0003 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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