



**Tewit Green, Halifax, HX2 9SH**

**welcome to**

**Tewit Green, Halifax**

Sold with no onward chain is this newly renovated three bedroom property which is presented to an excellent standard and could be ideal for growing families and people wanting to upsize. benefitting from spacious living, good sized gardens and off-street parking. Contact us now to view!



### Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is tiled flooring, ceiling light point, gas central heating radiator and stairs with glass panelling leading to the first floor accommodation.

### Lounge

14' 1" x 11' 4" ( 4.29m x 3.45m )

Spacious lounge with a double glazed window to the front elevation, ceiling spotlights and gas central heating radiator. With a gas fire and surrounding fireplace, carpeted flooring and the lounge itself has carpeted flooring and open access to the kitchen diner.

### Kitchen/Diner

17' 8" x 10' 4" ( 5.38m x 3.15m )

Modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. There are double glazed windows to the side & rear elevation, ceiling spotlights & ceiling light point and boasting French doors which provide access to the rear garden. With an electric oven & gas hob with an extractor over and plumbing for a washing machine.

### First Floor Landing

With carpeted flooring, glass panelled staircase, ceiling light point and providing access to the first floor accommodation.

### Bedroom One

11' 4" x 11' ( 3.45m x 3.35m )

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom provides ample room for free standing furniture and has carpeted flooring.

### Bedroom Two

10' 9" x 8' 11" ( 3.28m x 2.72m )

Bedroom two also a double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### Bedroom Three

8' 6" x 7' 5" ( 2.59m x 2.26m )

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

### Bathroom

7' 1" x 5' 9" ( 2.16m x 1.75m )

Modern bathroom which comprises of a three-piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself is fully tiled.

### Externally

To the front of the property there is a driveway providing off street parking for two cars and a good sized lawned garden. To the rear there is good sized garden with a paved patio, lawn and fenced. The garden provides ample space for garden furniture if desired and would be great for enjoying the summer months, entertaining and relaxing.

### Garage

16' 1" x 8' 2" ( 4.90m x 2.49m )

Detached garage with an up & over door, a double glazed window to the side elevation and could be ideal for storage space or a workshop.



***view this property online*** [williamhbrown.co.uk/Property/HFX115079](http://williamhbrown.co.uk/Property/HFX115079)



**welcome to**

## **Tewit Green, Halifax**

- RECENTLY RENOVATED TO HIGH STANDARD
- OFFER WELL PRESENTED SPACIOUS FAMILY LIVING ACCOMMODATION
- SOLD WITH NO ONWARD CHAIN
- OFF STREET PARKING FOR TWO CARS & DETACHED GARAGE
- GOOD SIZED FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX115079](http://williamhbrown.co.uk/Property/HFX115079)



Property Ref:  
HFX115079 - 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.

William H Brown Corp 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.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**