



Annes Court, Halifax HX3 9RS

welcome to

Annes Court, Halifax

Beautifully presented semi-detached dormer bungalow situated in the Southowram location which offers excellent * spacious family accommodation offering off street parking & good sized gardens. Close to schools and local amenities, this property would make a great family home. Contact us now to view!



Entrance Hall

Enter the property through a uPVC door to the side elevation into the entrance hall where there is wood flooring, central heating radiator and two spot lights. The entrance hall provides access to the ground floor accommodation.

Lounge

16' 4" x 10' 9" (4.98m x 3.28m)

Spacious lounge presented to an excellent standard with a double glazed window to the front elevation, central heating radiator and ceiling light point. There is a gas fire with surrounding fire place and French doors which lead to the kitchen/diner. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Dining Room

10' 10" x 11' 8" (3.30m x 3.56m)

Accessed through French doors from the lounge is the dining room with space for dining furniture and boasting French doors which lead to the rear garden. With a central heating radiator, ceiling light point and wood flooring.

Kitchen

9' 4" x 6' 6" (2.84m x 1.98m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a sink & drainer with a mixer tap. There is a double glazed window to the rear elevation, four spot lights, integrated fridge freezer, oven and induction hob with an extractor hood. The kitchen itself has wood flooring.

First Floor Landing

Used by the current vendor as an occasional room and would be great for a guest room. With a double glazed window to the side elevation, two ceiling light points and central heating radiator. With carpeted flooring and ample space for furniture.

Bedroom One

20' 8" max x 19' 1" (6.30m max x 5.82m)

Double bedroom with four velux windows, wall lights and three central heating radiators. Offering ample space for free standing furniture, carpeted flooring and benefitting from a walk in wardrobe.

Bedroom Two

12' 9" x 8' 3" (3.89m x 2.51m)

Located on the ground floor is bedroom two which is also a double bedroom with a central heating radiator, ceiling light point and a double glazed window to the front elevation. The bedroom itself has carpeted flooring.

Family Bathroom

Located on the ground floor is the modern family bathroom which comprises of a three piece suite which includes a low level w/c, wall mounted wash hand basin and a panelled bath with a shower over over & glass shower screen. There is a double glazed window to the rear elevation, ceiling light point and benefitting from storage space. The bathroom itself has half tiled walls & vinyl flooring.

Externally

To the front of the property there is a driveway providing off street parking and a good sized lawned garden which is fenced and gated with flower beds. The side of the property is paved with gravel and flowerbeds and to the rear is a garden which is fenced. Externally provided with a good amount of space and the gardens would be great for enjoying the summer months.

Outbuilding

Garage with an up and over door and has working lights and power sockets.



view this property online williamhbrown.co.uk/Property/HFX112718



welcome to

Annes Court, Halifax

- **OFFERS OVER £300,000**
- PRESENTED TO AN EXCELLENT STANDARD
- MODERN & SPACIOUS THROUGHOUT
- DRIVEWAY, GARAGE AND GOOD SIZED GARDENS
- OFFERING GREAT FAMILY ACCOMMODATION

Tenure: Freehold EPC Rating: D

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX112718](https://www.williamhbrown.co.uk/Property/HFX112718)



Property Ref:
HFX112718 - 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.

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)