



Moorlands View, Halifax HX1 2XQ

welcome to

Moorlands View, Halifax

A five bedroom end terrace property in savile park which offers great family accommodation with a paved garden. Close to local schools and transport links. Lower ground floor with bedroom, kitchen and Shower room! Contact us now to book your viewing!



Lower Ground Floor Kitchen

14' 6" x 11' 9" (4.42m x 3.58m)

Second floor Living kitchen comprises of carpet flooring, gas central heating radiator, ceiling light point, UPVC double glazed window to the front elevation, UPVC door to the front elevation, wall and base units, induction hob and oven, sink with drainer,

Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, UPVC double glazed door to the front elevation.

Lounge

14' 9" x 11' 4" (4.50m x 3.45m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen

14' 10" x 12' (4.52m x 3.66m)

The kitchen comprises of wood flooring, ceiling light point, Fitted gas fire, UPVC double glazed window to the front elevation, wall and base units with work top over, fitted gas oven with hob and extractor over.

Bedroom One

15' 2" max x 9' 8" (4.62m max x 2.95m)

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

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

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

Bedroom Three Loft

14' 11" x 12' 7" (4.55m x 3.84m)

Bedroom three carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

Bedroom Four/ Loft

14' 11" x 13' 4" (4.55m x 4.06m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, velux window.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, pedestal wash hand basin, panelled bath, UPVC double glazed window to the side elevation.

Wc

Second floor comprises of vinyl flooring, low level WC/ pedestal sink, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom 5

9' 3" x 9' (2.82m x 2.74m)

Bedroom five comprises of carpet flooring, ceiling spot lights, gas central heating radiator, UPVC double glazed window to the front elevation.

En-Suite

En-suite comprises of vinyl flooring, gas central heating radiator, ceiling spot lights, sink and pedestal, walk in shower with tiled walls.



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welcome to

Moorlands View, Halifax

- 5 BEDROOM END TERRACE PROPERTY
- POPULAR AREA OF SAVILE PARK
- TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- ON STREET PARKING

Tenure: Freehold EPC Rating: Awaiting

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113551 - 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.

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