

Sandhall Green, Halifax HX2 0DR

## welcome to

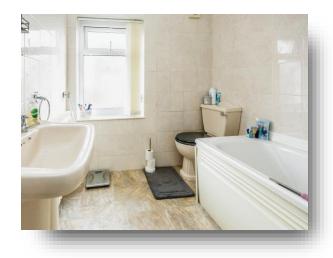
# **Sandhall Green, Halifax**

William H Brown Estate Agents are delighted to bring to the market this two-bedroom end terraced property situated in the Pellon area which could be of interest to a first time buyer and marketed at a price of offers over £130,000. There is off street parking and gardens front and rear.













#### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front.

### Lounge

14' 5" x 12' 5" ( 4.39m x 3.78m )

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

#### **Kitchen**

17' 5" x 7' (5.31m x 2.13m)

the kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, wall and matching base units, with work top over, fitted oven with electric hob, UPVC double glazed window to the rear elevation with a UPVC door to the side.

#### **Bedroom One**

14' 5" x 9' (4.39m x 2.74m)

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

#### **Bedroom Two**

10' 8" x 10' 6" ( 3.25m x 3.20m )

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

#### **Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, low level W/c and pedestal basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.





### welcome to

# Sandhall Green, Halifax

- OFFERS OVER £130,000
- OF INTEREST TO FIRST TIME BUYER
- GARDENS FRONT AND REAR
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£130,000







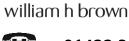


Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114197 - 0006 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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