



Warley Road, Halifax HX1 3TW

welcome to

Warley Road, Halifax

This two bedroom mid-terraced property located in the Halifax area marketed at offers over £100,000. The property is fully double glazed and gas central heated throughout. The property is close to local amenities and transport links. Call now to book your viewing!



Lounge

15' 11" x 15' 1" (4.85m x 4.60m)

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

Kitchen

12' 7" x 11' 2" (3.84m x 3.40m)

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

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

10' 4" x 7' 8" (3.15m x 2.34m)

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

Bedroom Two

11' 1" max x 10' 4" max (3.38m max x 3.15m max)

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

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, gas central heating radiator, low level W/c, fitted vanity unit with wash basin, wet room, UPVC double glazed window to the front elevation.



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welcome to

Warley Road, Halifax

- TWO BEDROOM MID-TERRACED PROPERTY
- MARKETED AT OFFERS OVER £100,000
- LOCATED IN HALIFAX
- IDEAL FOR A FIRST TIME BUYER
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over.

£100,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX115142 - 0004

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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