



Moor End Road, HALIFAX HX2 0UH

welcome to

Moor End Road, HALIFAX

A spacious semi-detached home occupying an elevated position on the popular Moor End Road, enjoying stunning far-reaching views across the surrounding landscape. Offering generous living accommodation, well-proportioned rooms, and excellent external space!



Office/Bedroom Four

11' 3" x 8' (3.43m x 2.44m)

Utility Room

7' 10" x 6' 4" (2.39m x 1.93m)

Wc**Lounge**

18' 5" x 10' 1" (5.61m x 3.07m)

Study

8' 4" x 6' 11" (2.54m x 2.11m)

Kitchen

20' 1" x 12' 2" (6.12m x 3.71m)

Dining Room

8' 10" x 8' 4" (2.69m x 2.54m)

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom Three

12' 10" x 9' 2" (3.91m x 2.79m)

Dressing Room

11' 6" x 3' 9" (3.51m x 1.14m)

En-Suite

11' 9" x 4' 2" (3.58m x 1.27m)

Bathroom

10' 5" x 6' 11" (3.17m x 2.11m)

Garage

23' 7" x 11' 2" (7.19m x 3.40m)



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Moor End Road, HALIFAX

- STUNNING FAR-REACHING VIEWS
- FLEXIBLE ACCOMMODATION SUITABLE FOR MODERN LIVING
- POPULAR AND CONVENIENT HALIFAX LOCATION
- IDEAL FOR FAMILIES, PROFESSIONALS & COMMUTERS
- EXTENSIVE EXTERNAL & GARDEN SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115535 - 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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