



**Clifby, Highroad Well Lane Halifax HX2 0QG**

**welcome to**

**Clifby, Highroad Well Lane Halifax**

This two-bedroom end-terraced property presents an excellent opportunity for first-time buyers or investors. The property is fully double glazed and benefits from gas central heating. Offers over £130,000."



## **Lounge**

12' 11" x 11' 2" ( 3.94m x 3.40m )

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

## **Kitchen**

14' 1" x 12' 2" ( 4.29m x 3.71m )

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

## **Landing**

The landing comprises of carpet flooring, ceiling light point, loft access.

## **Bedroom One**

14' 3" x 13' ( 4.34m x 3.96m )

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

## **Bedroom Two**

12' 1" x 8' 2" ( 3.68m x 2.49m )

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 laminate flooring, cladded walls, gas central heating towel rail, fitted vanity unit with wash basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the rear elevation.



***view this property online*** [williamhbrown.co.uk/Property/HFX115448](http://williamhbrown.co.uk/Property/HFX115448)



welcome to

## Clifby, Highroad Well Lane Halifax

- TWO BEDROOM END-TERRACED PROPERTY
- SITUATED IN THE POPULAR AREA OF HIGHROAD WELL
- WHICH WOULD BE IDEAL FOR A FIRST TIME BUYER
- FRONT YARD AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX115448](https://www.williamhbrown.co.uk/Property/HFX115448)



Property Ref:  
HFX115448 - 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.

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](mailto:Halifax@williamhbrown.co.uk)



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



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