



Fairview Terrace, Halifax HX3 5BW

welcome to

Fairview Terrace, Halifax

Offered at over £180,000, this three bedroom semi-detached property features underfloor heating, a spacious lounge, modern fitted kitchen, contemporary bathroom and a private rear garden. Complete with a garage and situated in a popular residential location close to local amenities.



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light points, gas central heating radiator,

The Lounge

14' 11" x 10' 9" (4.55m x 3.28m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted electric fire with surround, double glazed patio doors to the rear elevation.

Kitchen

14' 4" x 8' 10" (4.37m x 2.69m)

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

Landing

The landing comprises of carpet flooring, ceiling light point, loft hatch door, UPVC double glazed window to the side elevation.

Bedroom One

14' 2" x 8' 9" (4.32m x 2.67m)

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

Bedroom Two

8' 5" x 7' 9" (2.57m x 2.36m)

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

Bedroom Three

10' 10" x 6' 2" (3.30m x 1.88m)

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

Bathroom

The bathroom comprises of tiled flooring, underfloor heating, ceiling light point, fitted vanity unit with wash basin, gas central heated towel rail, panelled bath with shower over, UPVC double glazed window to the front elevation.

Loft Room

The loft is partially boarded with a pull down ladder.

Garage

The garage has electric power points and also plumbing.

Externally

Externally, the property offers a flagged area to the front, while the rear features a tiered Astro-turfed garden with flower beds, a garden shed, and a patio area."



view this property online williamhbrown.co.uk/Property/HFX115335



welcome to

Fairview Terrace, Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN
- PRIVATE REAR GARDEN & GARAGE
- CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115335](https://www.williamhbrown.co.uk/Property/HFX115335)



Property Ref:
HFX115335 - 0003

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



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



williamhbrown.co.uk