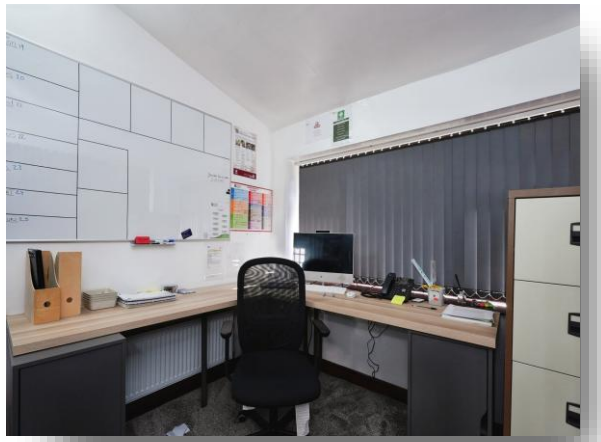
Spindle Point, HALIFAX, HX2 9AE

william
h brown

welcome to

Spindle Point, HALIFAX

This attractive detached period property offers spacious and versatile accommodation, making it an ideal family home. Set within a desirable location, the property combines character and charm with generous living space, together with off-road parking, a detached garage and enclosed gardens.



Lounge
16' 9" x 15' 6" (5.11m x 4.72m)

Dining Room
16' 9" x 15' 9" (5.11m x 4.80m)

Office
9' 2" x 8' 7" (2.79m x 2.62m)

Kitchen/Diner

15' 2" x 9' 7" (4.62m x 2.92m)
Landing

Bedroom One
16' 7" x 9' 8" (5.05m x 2.95m)

Bedroom Two
10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Three
10' 7" x 8' 6" (3.23m x 2.59m)

Bedroom Four
10' 8" x 7' 8" (3.25m x 2.34m)

Bathroom

Externally
Externally, the property benefits from a gated driveway providing off-road parking for up to three vehicles, with a flagged pathway leading to the front entrance. To the side of the property is additional land, further parking, a single detached garage and a generous, enclosed shed, offering excellent storage and practicality.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Spindle Point, HALIFAX

- DETACHED FOUR BEDROOM PERIOD PROPERTY
- SPACIOUS FAMILY ACCOMMODATION
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED GARDENS
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers over

£325,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115704

Property Ref:
HFX115704 - 0008

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

01422 362845

Halifax@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.