

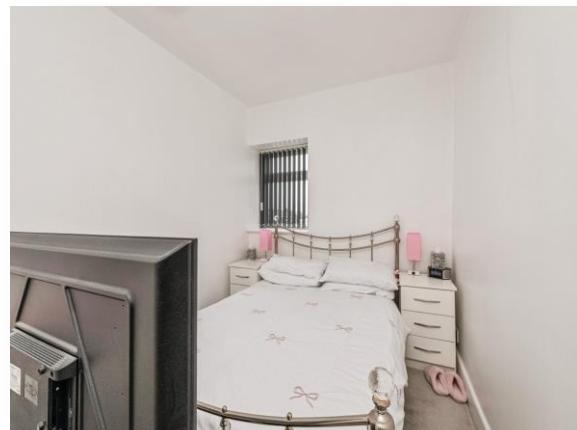


Blackmires, Halifax HX2 9AA

welcome to

Blackmires, Halifax

A charming home offering spacious living areas, modern kitchen, and a paved seating area. Ideally located close to local amenities and excellent transport links. The property is been sold with a tenant in situ so ideal for buy to let investors!



Front Porch

The front porch comprises of a UPVC double glazed to the front entrance with UPVC double glazed windows.

Lounge

13' 7" x 13' 1" (4.14m x 3.99m)

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

Kitchen

10' 7" x 8' (3.23m x 2.44m)

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

Bedroom One

15' 11" x 7' 8" (4.85m x 2.34m)

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

Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m)

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

Bedroom Three

10' 1" x 5' 2" (3.07m x 1.57m)

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

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, pedestal wash basin, panelled bath with shower over,

Externally

Externally the property benefits from a front yard and on street parking.



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welcome to

Blackmires, Halifax

- THREE BEDROOM PROPERTY TERRACE COTTAGE
- SITUATED IN THE HALIFAX AREA
- MARKETED AT OFFERS OVER £130,000
- PAVED YARD TO THE FRONT AND ON STREET
- PARKING
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX113973 - 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.

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