

Boy Lane, Halifax HX3 5AE

william h brown

welcome to

Boy Lane, Halifax

A well-presented detached two-bedroom plus occasional room property situated in the popular area of Wheatley, Halifax. Offering spacious single-level accommodation, south-facing gardens, and off-street parking, this attractive home is ideally suited to a range of buyers. Contact us now to view!













Lounge
16' 9" x 11' 9" (5.11m x 3.58m)

Kitchen
9' 8" x 7' 1" (2.95m x 2.16m)

Utility Room
7' 2" x 4' (2.18m x 1.22m)

Conservatory
8' 11" x 6' 1" (2.72m x 1.85m)

Bathroom
7' 1" x 5' 7" (2.16m x 1.70m)

Walk In Wardrobe
8' 6" x 7' 1" (2.59m x 2.16m)

Bedroom One
13' x 9' (3.96m x 2.74m)

Bedroom Two
10' 1" x 9' 1" (3.07m x 2.77m)

Occasional Room
22' 8" x 8' 6" (6.91m x 2.59m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

welcome to

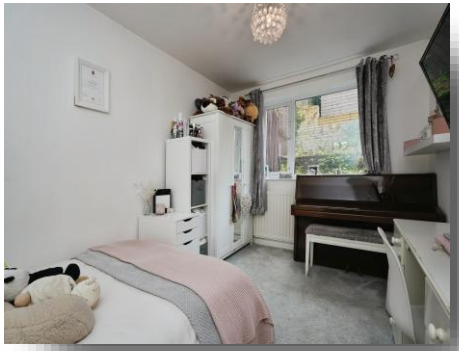
Boy Lane, Halifax

- SOLD WITH NO ONWARD CHAIN
- TWO BEDROOM PLUS OCCASIONAL ROOM DETACHED PROPERTY
- POPULAR LOCATION WHEATLEY
- OFF STREET PARKING & SOUTH FACING GARDENS
- CONSERVATORY

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

offers over

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115766

The Property Ombudsman

Property Ref:
HFX115766 - 0007

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

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