



Willowfield Crescent, Halifax HX2 7JW

welcome to

Willowfield Crescent, Halifax

Benefiting from an open-plan kitchen/diner, utility room, lounge and snug, family bathroom and a ground floor bedroom. To the first floor are four further bedrooms, a home office and shower room. Externally there are gardens to the front and rear as well as off street parking.



Ground Floor

Kitchen/Diner

21' 6" x 9' 8" (6.55m x 2.95m)

Utility

Lounge + Snug

34' 8" x 10' 4" (10.57m x 3.15m)

Bathroom

Bedroom Two

18' 8" x 8' 4" (5.69m x 2.54m)

First Floor

Bedroom One

14' 10" x 12' 10" (4.52m x 3.91m)

Bedroom Three

14' 10" x 8' 5" (4.52m x 2.57m)

Bedroom Four

9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom Five

9' 9" x 8' 6" (2.97m x 2.59m)

Shower Room

Office

6' 1" x 5' 9" (1.85m x 1.75m)

Disclaimer

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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Willowfield Crescent, Halifax

- Five Bedroom Detached Plus Office
- Immaculately Presented Throughout
- Off Street Parking
- Gardens To Front And Rear
- Ready To Move Into Family Home

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

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109267 - 0006

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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