



Moor Royd, Halifax HX3 0HT

welcome to

Moor Royd, Halifax

Marketed at £475,000, this well-presented detached bungalow offers spacious and versatile accommodation throughout. Benefiting from a conservatory, driveway parking, an integral garage, and a composite decked seating area, Situated in a sought-after residential location.



Entrance Hall

Lounge

17' 7" x 11' 9" (5.36m x 3.58m)

Dining Room /Bedroom

10' 10" x 8' 9" (3.30m x 2.67m)

Conservatory

14' 2" x 9' (4.32m x 2.74m)

Kitchen

10' 10" 7 x 6' (3.30m 7 x 1.83m)

Utility

6' 5" x 3' 4" (1.96m x 1.02m)

Bedroom One

14' 11" x 10' 4" (4.55m x 3.15m)

Bathroom

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)

Garage

16' x 8' (4.88m x 2.44m)

Externally

Externally, the property benefits from a lawned and bordered garden with colourful plants and shrubs. A path at the side leads to the rear garden, which features a composite decked area with ramped access. The wrap-around garden includes a flagged pathway, a garden shed, and a variety of colourful plants and shrubs. The driveway provides parking for three vehicles and leads to an integral garage with an up-and-over door.

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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Moor Royd, Halifax

- THREE-BEDROOM DETACHED PROPERTY
- SITUATED IN THE POPULAR AREA OF SKIRTCOAT GREEN
- COMPOSITE DECKED REAR GARDEN AREA
- DRIVEWAY PROVIDING PARKING FOR THREE VEHICLES
- CLOSE TO PARKS, GREAT WALKING ROUTES & CALDERDALE ROYAL HOSPITAL

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115288 - 0005

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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