

Eversley Place, Halifax, HX2 7QB

william h brown

welcome to

Eversley Place, Halifax

Extended four bedroom property which is offered with no onward chain, Price £250,000 which could be ideal for growing families. Modern & well-presented offering spacious family accommodation. Situated within close proximity to schools, amenities & public transport links. Contact us now to view













Entrance Hall

Lounge
12' 8" x 11' 10" (3.86m x 3.61m)
With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge provides ample space for free standing furniture and has carpeted flooring.

Reception Room
17' 9" x 10' 8" (5.41m x 3.25m)
Spacious reception room with two ceiling light points, gas central heating radiator and carpeted flooring. Boasting French doors which provide access into the kitchen/diner.

Kitchen/Diner
18' 5" x 8' 7" (5.61m x 2.62m)
Modern & spacious kitchen/diner with wall & base units, worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap and tiled spalshback. There are two double glazed windows & UPVC door to the rear elevation, velux window and ceiling spotlights. With an integrated oven, gas hob with an extractor hood over, gas central heating radiator and the kitchen itself has vinyl flooring and provides space for dining furniture if desired.

First Floor Landing
With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Bedroom One
12' 9" x 11' 10" (3.89m x 3.61m)
Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Two
11' 11" x 10' 8" (3.63m x 3.25m)
Double bedroom with carpeted flooring gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Family Bathroom
The modern family bathroom comprises of a low level wc, wash hand basin with vanity unity and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the bathroom itself is fully tiled.

Bedroom Three
14' 4" x 10' 10" (4.37m x 3.30m)
Located on the second floor is a double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

Bedroom Four
10' 11" x 8' 4" (3.33m x 2.54m)
Bedroom four also located on the second floor with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom also benefits from fitted wardrobes.

Shower Room
Located on the second floor is the modern shower room which comprises of a low level wc, wash hand basin with vanity unit and a shower. There is a frosted double glazed window to the rear elevation, gas central heating towel rail and the shower room itself is fully tiled.

Externally
The front of the property has on street parking and a paved yard which is fenced making it private. To the rear is also a paved yard.

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

Eversley Place, Halifax

- Sold with no onward chain
- Offering spacious family living accommodation
- close to schools & local amenities
- Ideal for growing families
- Extended modern & well-presented four bedroom property renovated to a high standard

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

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX109530

The Property Ombudsman

Property Ref:
HFX109530 - 0002

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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