

Wharfedale Mount, Halifax HX3 7NF

william
h brown

welcome to

Wharfedale Mount, Halifax

A well-presented family home situated in a popular residential location, offering spacious accommodation throughout. Benefiting from modern fittings, generous living space and gardens to the front and rear. This property is ideal for growing families. Contact us now to view!













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Study
10' x 7' (3.05m x 2.13m)

Lounge
16' 9" x 10' (5.11m x 3.05m)

Dining Room

18' 11" x 8' 6" (5.77m x 2.59m)
Kitchen
21' x 19' 7" (6.40m x 5.97m)

Utility Room
9' 10" x 4' 11" (3.00m x 1.50m)

Landing

Bedroom One
14' 3" x 9' 7" (4.34m x 2.92m)

Bedroom Two
12' 11" x 9' 7" (3.94m x 2.92m)

Bedroom Three
11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom Four
11' 3" x 6' 8" (3.43m x 2.03m)

Bathroom

Downstairs W/C

Garage

Externally
Externally, the property benefits from an enclosed lawned and paved garden to the rear, providing an attractive outdoor space. The property also benefits from a single-storey rear extension, which enhances the overall living accommodation.

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

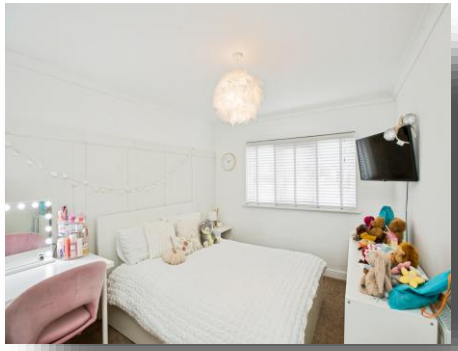
Wharfedale Mount, Halifax

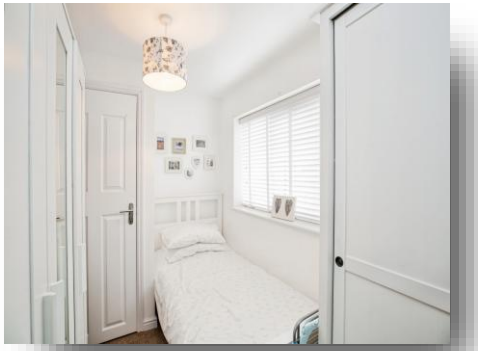
- FOUR BEDROOM DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF SHELF
- MODERNISED TO A HIGH STANDARD
- EXTERNALLY, THE PROPERTY BENEFITS FROM GARDENS TO BOTH THE FRONT AND REAR AND ALSO FEATURES A SINGLE-STOREY EXTENSION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

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

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115886

The Property Ombudsman

Property Ref:
HFX115886 - 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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