

property details **approval form**

32 Woodside Road, Halifax, West Yorkshire, England, HX3 6EL

Date: 14 July 2026

Property Ref and Version: HFX115644 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

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>> **price**

offers over £110,000

Tenure: Freehold

>> **key features**

- > TWO BEDROOM MID-TERRACED PROPERTY
- > MARKETING AT OFFERS OVER £110,000
- > NEW BOILER AND HEATING SYSTEM INSTALLED IN 2022
- > REAR PAVED YARD
- > CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- > EPC Rating: D

>> **short description**

William H. Brown Estate Agents are delighted to bring to the market this beautifully presented two-bedroom property, benefiting from a new boiler and heating system installed in 2022 and partial rewiring completed in 2023.

>> **long description**

This well-presented two-bedroom mid-terraced property is offered for sale at Offers Over £110,000. Having been modernised and renovated throughout over the last five years, this attractive home offers stylish and comfortable accommodation, making it ideal for first-time buyers, young families, and buy-to-let investors alike. Situated in a popular residential location close to Halifax town centre, the property benefits from excellent access to local amenities and transport links.

The property benefits from gas central heating and double glazing throughout and has undergone significant renovation works in recent years, including the installation of new windows, a new boiler and heating system in 2022, and partial rewiring completed in 2023. These improvements have enhanced both the appearance and practicality of the home, creating a property that is ready for immediate occupation and offering additional peace of mind to prospective purchasers.

Conveniently positioned within easy reach of Halifax town centre, a wide range of shops, restaurants, schools, and leisure facilities are readily accessible. Excellent road and rail links also make this an ideal location for commuters travelling throughout West Yorkshire and beyond.

An internal inspection is highly recommended to fully appreciate the quality of accommodation on offer, the extent of the modernisation and renovation works completed over the last five years.

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>> **room description**

Entrance Porch

The entrance porch comprises of UPVC door and a UPVC double glazed window front and side.

Lounge

14' 10" x 12' 3" (4.52m x 3.73m)

The lounge comprises of wood flooring, ceiling light point, gas central heating radiator, fitted gas fire, under floor heating, UPVC double glazed window to the front elevation.

Kitchen

14' 10" x 12' 3" (4.52m x 3.73m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, UPVC double glazed window to the front elevation and a UPVC door to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, loft access

Bedroom One

14' 11" x 12' 4" (4.55m x 3.76m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

11' 8" x 8' 11" (3.56m x 2.72m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobe, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a rear paved yard with a garden shed.

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>> **property images**



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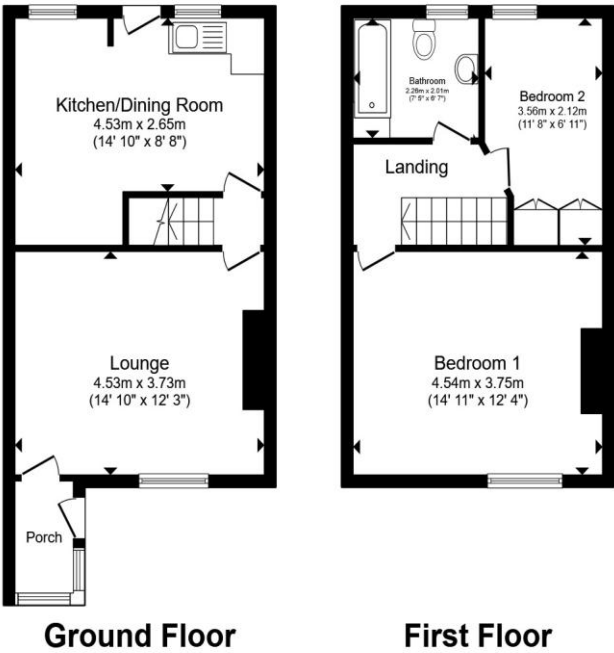
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>> floor plan



Total floor area 68.6 m² (739 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Chad Jagger		
Mrs E. Pieniazek		