



Newlands Grove, Halifax, HX3 7HZ

welcome to

Newlands Grove, Halifax

Offering great spacious family living accommodation is this three bedroom end-terraced property in Northowram, which would be ideal for growing families. Benefiting from gardens front and rear and a double garage. Sold with NO ONWARD CHAIN! Contact us now to book your viewing!



Lounge

16' 8" x 16' 4" (5.08m x 4.98m)

The lounge comprises of carpet flooring, gas central heating radiator, surrounding fire place with log burner, UPVC double glazed window to the front elevation.

Kitchen

17' x 16' 4" (5.18m x 4.98m)

The kitchen comprises of wood flooring, gas central heating radiator, ceiling light point, ceiling spotlights, ceiling velux windows, matching wall and base units with work top over, double oven, UPVC double glazed window to the rear elevation, UPVC door to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

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

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

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

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

Bedroom Three

7' 6" x 5' 5" (2.29m x 1.65m)

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

Downstairs W/C

The downstairs W/C, comprises of tiled flooring, low level W/c, wash basin, ceiling spotlights.

Bathroom

The bathroom comprises of tiled flooring and walls, low level w/c, wash hand basin, roll top bath, shower, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from gardens front and back,driveway and a double garage with electric power points and roller door.



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Newlands Grove, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF NORTHOWRAM
- OFFERS OVER £260,000
- GARDENS FRONT AND REAR & DRIVEWAY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

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

offers over
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114414 - 0008

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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