



00 Albany Street, Halifax, HX3 9JE

Offers in excess of £95,000

**** OFFERED WITH NO ONWARD CHAIN ****

Within a convenient distance into the town centre of Halifax lies this spacious terrace home which is set on two floors and is back-to-back with neighbouring properties, in a popular residential location.

This home offers great space and an ideal investment opportunity, and it consists of an entrance into the living room and a door to the kitchen, which is fitted with base and wall units along with preparation surfaces. Stairs lead to the first-floor landing with three spacious bedrooms and a bathroom.

LOCATION: Halifax is a traditional West Yorkshire town that is in the stunning hillside with plenty of attractions, shops, bars, restaurants, schools along with excellent transport links by rail and road.



Disclaimer

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

AGENT NOTE

TOGETHER with the benefit of a right of user as hitherto enjoyed of the said wash kitchen RESERVING NEVERTHELESS unto the Vendors and their successors in title owners and occupiers for the time being of Number 6 Trooper Terrace aforesaid a right to use such bedrooms and other rooms hitherto used by the occupiers of Number 6 Trooper Terrace aforesaid as are situate above the dwellinghouse hereby conveyed with rights of support as hitherto enjoyed in respect of the said dwellinghouse numbered 6 Trooper Terrace and the said rooms occupied as part thereof SUBJECT ALSO to the payment by the Purchasers and their successors in title owners and occupiers for the time being

of the property hereby conveyed of the whole of the cost of cleansing maintaining and repairing the wash kitchen and water closet the user of which is hereby granted and of a moiety of the cost of cleansing maintaining and repairing the said ashes place and of a moiety of the cost of maintaining and repairing the roof above the property hereby conveyed and Number 6 Trooper Terrace aforesaid."

NOTE: The wash kitchen referred to is situated underneath 6 Trooper Terrace. The water closet referred to is the first in a block of four counting in a Northerly direction from 1 Albany Street. The ashes place referred to is situate on the Northerly side of 1 Albany Street.

