



Spring Hall Mills, Mile Cross Road, Halifax, HX1 4HN

welcome to

Spring Hall Mills, Mile Cross Road, Halifax

Exclusive development - Modern new-build home located within the desirable Spring Hall Mills. Designed for contemporary living, the property offers high-quality finishes, energy-efficient features, and well-planned accommodation, making it ideal for first-time buyers, professionals, and families.



Hall**Wc****Lounge**

16' 2" x 8' 10" (4.93m x 2.69m)

Kitchen/Diner

16' 2" x 8' 10" (4.93m x 2.69m)

Integral Garage

19' 9" x 9' 9" (6.02m x 2.97m)

Bedroom One

27' 1" x 10' 6" (8.26m x 3.20m)

Bedroom Two

15' 1" x 13' 1" (4.60m x 3.99m)

En-Suite

13' 1" x 8' 4" (3.99m x 2.54m)

Bedroom Three

15' 6" x 10' 4" (4.72m x 3.15m)

Bedroom Four

14' 6" x 8' 9" (4.42m x 2.67m)

Bedroom Five

12' 5" x 8' 10" (3.78m x 2.69m)

Dressing Room/Walk In Wardrobe**Bathroom**

7' 7" x 7' 6" (2.31m x 2.29m)

En-Suite

10' 4" x 4' 7" (3.15m x 1.40m)

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.



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welcome to

Spring Hall Mills Mile Cross Road, Halifax

- Spacious Five Bedroom Semi-Detached Family Home
- Separate Dressing Room Offering Excellent Storage
- Impressive Principal Bedroom with En-Suite Shower Room
- Contemporary Family Bathroom Featuring a Bath
- Stunning Open-Plan Living, Dining and Kitchen Area

Tenure: Freehold EPC Rating: Exempt

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115851 - 0004

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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