



**Tewit Hall Gardens, Halifax HX2 9RJ**

**welcome to**

## **Tewit Hall Gardens, Halifax**

A three-bedroom end terraced property in the highly popular location of Illingworth. Benefiting from a driveway, garage, conservatory and gardens to the front and rear! This would make an ideal family home!



## **Lounge**

16' 5" x 11' 5" ( 5.00m x 3.48m )

The lounge comprises of carpet flooring, two ceiling light points, gas central heating radiator, UPVC double glazed window to the front elevation.

## **Kitchen**

17' 7" x 9' 8" ( 5.36m x 2.95m )

The kitchen comprises of wooden laminate flooring, ceiling light points, gas central heating radiator, UPVC double glazed windows to the rear elevation, tiled splashback, wall and base units with work surface over, sink and drainer and space for freestanding cooker.

## **Conservatory**

8' 8" x 8' 3" ( 2.64m x 2.51m )

The conservatory comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC door to the side elevation.

## **Landing**

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

## **Bedroom One**

16' 6" x 10' 2" ( 5.03m x 3.10m )

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

## **Bedroom Two**

10' 8" x 10' 3" ( 3.25m x 3.12m )

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

## **Bedroom Three**

10' 3" x 6' 8" ( 3.12m x 2.03m )

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

## **Bathroom**

The bathroom comprises of laminate flooring, cladded walls, ceiling light point, gas central heating radiator, low level W/C, wash basin and vanity unit, panelled bath, UPVC double glazed window to the rear elevation.

## **Externally**

Externally the property benefits from paved front and back gardens, block paved driveway and Garage.

## **Garage**

17' 7" x 13' 9" ( 5.36m x 4.19m )



***view this property online*** [williamhbrown.co.uk/Property/HFX113467](http://williamhbrown.co.uk/Property/HFX113467)



welcome to

## Tewit Hall Gardens, Halifax

- THREE BEDROOM END TERRACED
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£180,000**



view this property online [williamhbrown.co.uk/Property/HFX113467](http://williamhbrown.co.uk/Property/HFX113467)



Property Ref:  
HFX113467 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

william h brown



**01422 362845**



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)