



Ling Royd Avenue, HALIFAX HX2 0LX



welcome to

Ling Royd Avenue, HALIFAX

Property situated in a popular residential area of Halifax, marketed at offers over £250,000 and sold with no onward chain, offering comfortable and practical living accommodation throughout. The home features a spacious lounge, fitted kitchen, and well-proportioned bedrooms,



Entrance Hall

The entrance hall comprises of carpet flooring, wall lights, gas central heating radiator, UPVC door to side elevation.

Lounge

19' 8" x 14' 7" (5.99m x 4.45m)

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

Kitchen

14' 7" x 8' 5" (4.45m x 2.57m)

The kitchen comprises of carpet flooring, ceiling strip light, matching wall and base units with work top over, double oven with electric hob, UPVC window to the side elevation, UPVC door to the side.

Bedroom One

10' 7" x 10' 2" (3.23m x 3.10m)

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

Bedroom Two

8' 1" x 8' (2.46m x 2.44m)

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

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

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

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, gas central heating towel rail, fitted vanity unit with wash basin, btw W/c, panelled bath with shower over, UPVC double glazed window to the side elevation.

Garage

18' 5" x 15' 9" (5.61m x 4.80m)

The garage comprises of ceiling strip light, electric power points, electric door, wooden windows.

Externally

Externally the property benefits from a driveway and lawned garden to the front and to the rear there is a lawned and paved seating area.

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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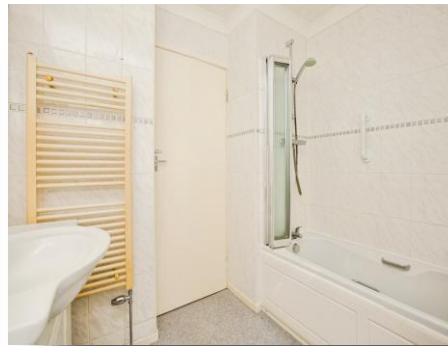
- THREE BEDROOM DETACHED BUNGALOW
- SOLD WITH NO ONWARD CHAIN
- MARKETED AT OFFERS OVER £250,000
- DRIVEWAY, GARAGE AND FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115411 - 0007

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.



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