



**Field View Keighley Road, HALIFAX HX2 8JA**

**welcome to**

**Field View Keighley Road, HALIFAX**

A well-presented residential property situated in a popular and convenient area of Halifax. The home benefits from a conservatory, providing a bright and versatile additional living space, ideal for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links



### **Lounge**

14' 9" x 14' 2" ( 4.50m x 4.32m )

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

### **Kitchen**

14' 10" x 7' 2" ( 4.52m x 2.18m )

The kitchen comprises of laminate flooring. matching wall and base units with work top over, gas central heating radiator, ceiling light point, double glazed patio doors leading to the conservatory, plumbing for a washing machine.

### **Conservatory**

9' 11" x 7' 7" ( 3.02m x 2.31m )

The conservatory comprises of laminate flooring, ceiling light point, gas central heating radiator.

### **Bedroom One**

14' x 11' 8" ( 4.27m x 3.56m )

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

### **Bedroom Two**

9' 8" x 7' ( 2.95m x 2.13m )

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

### **Shower Room**

The shower room comprises of vinyl flooring, ceiling spotlights, gas central heated towel rail, fitted vanity unit with wash basin, low level W/c, fully fitted shower, UPVC double glazed window to the rear elevation.

### **Attic Room**

14' 3" x 12' 2" ( 4.34m x 3.71m )

The attic room comprises of carpet flooring, exposed beams, built in wardrobes, Velux window, ceiling spotlights, partially restricted head height.

### **Externally**

Externally the property benefits from a gated patio seating area to the front and to the rear there is a conservatory and flagged seating area.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Field View Keighley Road, HALIFAX

- THREE BEDROOM MID-TERRACED PROPERTY
- MARKETED AT £170,000
- GARDEN TO THE FRONT & REAR PATIO AREA WITH CONSERVATORY
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFX114803 - 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.



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



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



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