



**Langdale Crescent, HALIFAX, HX2 0XA**



**welcome to**

**Langdale Crescent, HALIFAX**

Wheatley location of Halifax situated close to schools & amenities. Two bedroom end-terraced property which benefits from a good sized tiered rear gardens & spacious living throughout. Modernisation is required throughout. Contact us now to book your viewing.



### **Lounge**

15' 5" x 12' 1" ( 4.70m x 3.68m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and two gas central heating radiators. With a gas fire and stone fireplace, ample room for free standing furniture and the lounge itself has carpeted flooring.

### **Kitchen**

12' x 8' 6" ( 3.66m x 2.59m )

With wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window & UPVC door to the rear elevation, ceiling light point, and the kitchen itself has carpeted flooring.

### **First Floor Landing**

With carpeted flooring, gas central heating radiator and ceiling light point. The loft is also accessible from the first floor landing.

### **Bedroom One**

13' x 10' ( 3.96m x 3.05m )

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

### **Bedroom Two**

10' 5" x 7' ( 3.17m x 2.13m )

With carpeted flooring, gas central heating radiator, ceiling light point and carpeted flooring.

### **Bathroom**

The house bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with an electric shower. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bathroom itself has tiled walls and wood laminate flooring.

### **Externally**

To the front of the property there is a lawn and to the rear is a good sized tiered garden which is lawned and paved with steps. The garden would be great for enjoying the summer months.



***view this property online*** [williamhbrown.co.uk/Property/HFX114401](http://williamhbrown.co.uk/Property/HFX114401)



welcome to

## Langdale Crescent, HALIFAX

- \*\*\*OFFERS OVER £100,000\*\*\*
- POPULAR LOCATION WHEATLEY
- MODERNISATION REQUIRED
- GOOD SIZED TIERED REAR GARDEN
- GARAGE TO THE REAR

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£100,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX114401](http://williamhbrown.co.uk/Property/HFX114401)



Property Ref:  
HFX114401 - 0005

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.



william h brown



**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)**