



Fountain Head Road, HALIFAX HX2 0SR

welcome to

Fountain Head Road, HALIFAX

A beautifully presented home in the sought-after Fountain Head area of Halifax. Featuring spacious living accommodation, modern interiors and attractive gardens, this property is ideal for buyers seeking a high-quality home in a popular residential location. Call now to arrange your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, composite door.

Lounge

16' x 13' 4" (4.88m x 4.06m)

The lounge comprises of carpet flooring, ceiling light points, media wall, storage space, French door to rear elevation.

Reception Room

16' 2" x 13' (4.93m x 3.96m)

The reception room comprises of carpet flooring, ceiling light point, media wall, storage space, gas central heating radiator.

Kitchen

16' 2" x 13' 6" (4.93m x 4.11m)

The kitchen is beautifully presented and comprises of tiled flooring, ceiling spotlights, matching wall and base units with work top over, integrated appliances, island with pop up sockets, five ring burner hob and a UPVC double glazed windows to the front elevation.

Utility Room

7' 5" x 5' 6" (2.26m x 1.68m)

The utility room comprises of tiled walls and flooring, plumbing for washing machine, low level w/c, fitted vanity unit with wash basin.

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

15' 10" x 13' 4" (4.83m x 4.06m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes,

En-Suite

The En-suite comprises of tiled walls and flooring, ceiling spotlights, gas central heated towel rail, back

to wall W/c, fitted vanity unit with wash hand basin, fitted shower.

Bedroom Two

14' 6" x 8' 6" (4.42m x 2.59m)

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

Bedroom Three

10' 10" x 7' 6" (3.30m x 2.29m)

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

Garage

The garage comprises of roller door, electric power points.



check out more properties at williamhbrown.co.uk



welcome to

Fountain Head Road, HALIFAX

- BEAUTIFULLY PRESENTED PROPERTY IN A SOUGHT-AFTER RESIDENTIAL LOCATION
- GUIDE PRICE £325,000 - £350,000
- CONTEMPORARY BATHROOM SUITE
- DRIVEWAY / OFF-STREET PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£325.000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX115183 - 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



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



williamhbrown.co.uk