



Charlesworth Grove, Halifax, HX2 0ER

welcome to

Charlesworth Grove, Halifax

Sold with no onward chain is this three bedroom mid-terrace property situated in Pellon which could be a great Investment opportunity. Situated close to local amenities, spacious living and benefitting from a rear garden. Contact us now to view.



Entrance Hall

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and UPVC door to the front elevation.

Lounge

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With a gas fire & surrounding fireplace and the lounge itself has carpeted flooring.

Kitchen

15' 6" x 9' 5" (4.72m x 2.87m)

With wall & base units, complementary work surfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window and UPVC door to the rear which provides access to the rear garden. With a ceiling light point, gas central heating radiator and the kitchen itself has vinyl flooring and provides space for garden furniture if desired.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

15' x 9' 5" (4.57m x 2.87m)

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

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

9' 4" x 5' 4" (2.84m x 1.63m)

With a double glazed window to the rear elevation, gas central heating radiator, ceiling light point and carpeted flooring.

Bathroom

The bathroom comprises of a low level wc, wash hand basin and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself has tiled walls and vinyl flooring.

Externally

To the front of the property is a yard and to the rear is a garden which is decked and provides space for garden furniture if desired.



view this property online williamhbrown.co.uk/Property/HFX115348



welcome to

Charlesworth Grove, Halifax

- SOLD WITH NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- PELLON LOCATION CLOSE TO AMENITIES
- THREE BEDROOM MID-TERRACE
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115348



Property Ref:
HFX115348 - 0003

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



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



williamhbrown.co.uk