



Woodside Road, Halifax HX3 6EL

welcome to

Woodside Road, Halifax

William H. Brown Estate Agents are delighted to bring to the market this beautifully presented two-bedroom property, benefiting from a new boiler and heating system installed in 2022 and partial rewiring completed in 2023.



Entrance Porch

The entrance porch comprises of UPVC door and a UPVC double glazed window front and side.

Lounge

14' 10" x 12' 3" (4.52m x 3.73m)

The lounge comprises of wood flooring, ceiling light point, gas central heating radiator, fitted gas fire, under floor heating, UPVC double glazed window to the front elevation.

Kitchen

14' 10" x 12' 3" (4.52m x 3.73m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, UPVC double glazed window to the front elevation and a UPVC door to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, loft access

Bedroom One

14' 11" x 12' 4" (4.55m x 3.76m)

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

Bedroom Two

11' 8" x 8' 11" (3.56m x 2.72m)

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

Bathroom

The bathroom comprises of tiled flooring, tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a rear paved yard with a garden shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Woodside Road, Halifax

- TWO BEDROOM MID-TERRACED PROPERTY
- MARKETING AT OFFERS OVER £110,000
- NEW BOILER AND HEATING SYSTEM INSTALLED IN 2022
- REAR PAVED YARD
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115644 - 0009

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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