

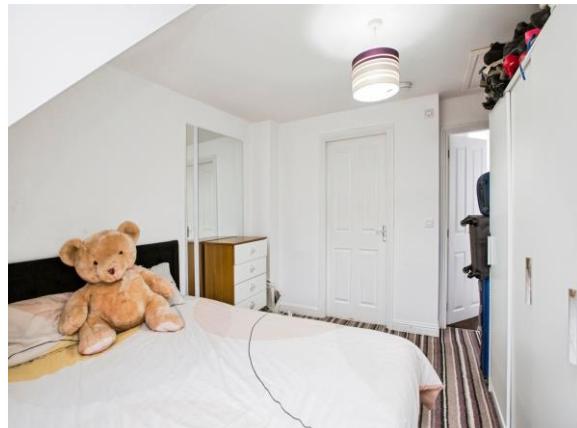


Pippin Court, Halifax, HX2 8BG

welcome to

Pippin Court, Halifax

Three bedroom mid-terrace property situated in the Ovenden location of Halifax, offers over £165,000 which could be a great first time buyer opportunity offering spacious living throughout with three bedrooms and an enclosed rear garden. Contact us now to view!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point, gas central heating radiator and providing access to the ground floor accommodation.

Lounge

14' 9" x 10' 11" (4.50m x 3.33m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. Providing room for free standing furniture and the lounge itself has carpeted flooring.

Kitchen/Diner

13' 3" x 8' 8" (4.04m x 2.64m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless-steel bowl sink & drainer with mixer tap with tiled splashback. There is a double glazed window to the rear elevation and French doors which provide access to the rear garden, ceiling spotlights and gas central heating radiator. With an oven & gas hob, vinyl flooring and space for dining furniture if desired.

First Floor Landing

With carpeted flooring, gas central heating radiator, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' 4" x 13' 1" (4.06m x 3.99m)

Located on the second floor is a 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, benefits from a storage area and a door which leads to the en-suite.

En-Suite

Bedroom one en-suite comprises of a low level wc, wash hand basin and shower cubicle. There is a velux window and the en-suite itself has vinyl flooring.

Bedroom Two

13' 4" x 7' 9" (4.06m x 2.36m)

Bedroom two also a double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom provides space for free standing furniture and has carpeted flooring.

Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m)

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

Bathroom

The bathroom comprises of a white three-piece suite which includes a low level wc, pedestal wash hand basin and panelled bath. With ceiling light point, half tiled walls and the bathroom itself has vinyl flooring.

Wc Room

located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating radiator and ceiling light point. The wc room itself has vinyl flooring.

Externally

To the rear of the property there is a lawned garden which is fenced and enclosed for privacy. The garden would be great for enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX115054



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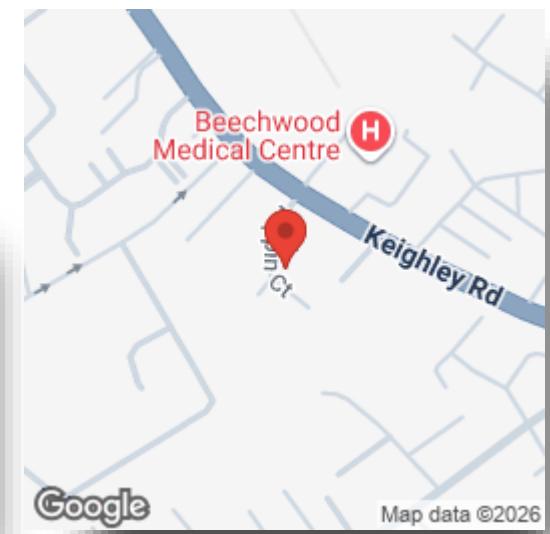
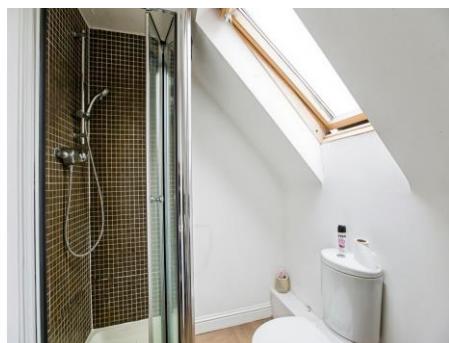
- GREAT FIRST TIME BUYER OPPORTUNITY
- THREE BEDROOM MID-TERRACE PROPERTY
- ENCLOSED LAWNED REAR GARDEN & ALLOCATED PARKING
- CLOSE TO GOOD SCHOOLS & AMENITIES
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£165,000



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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.



Property Ref:
HFX115054 - 0004

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