



14 Horsfall Street, Halifax, HX1 3HG Offers in excess of £95,000

Good Move are delighted to present this one bedroom Maisonette to the market.

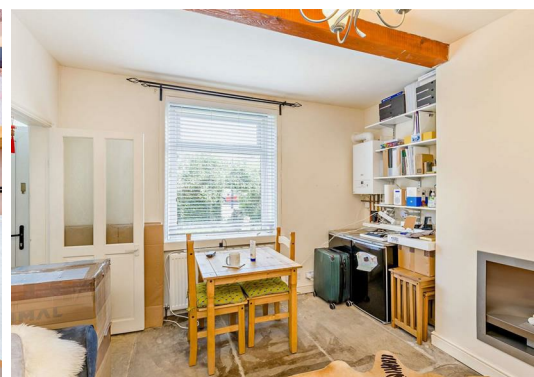
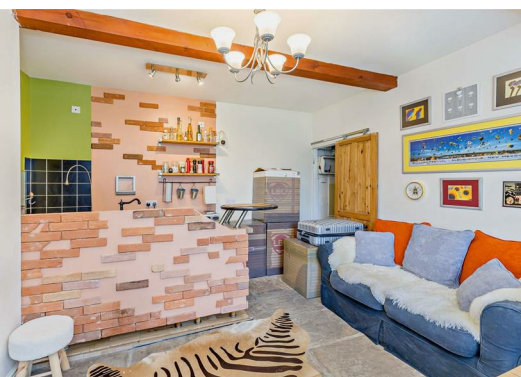
Situated on the ever-popular Horsfall Street, this characterful one-bedroom duplex is an ideal purchase for first-time buyers, professionals, or investors alike.

The property comprises a bright open-plan kitchen and living area creating a contemporary and sociable environment. To the first floor, a generously proportioned double bedroom enjoys excellent floor space and is complemented by a private en-suite shower room, providing comfort and convenience. Further enhancing the property's appeal is a useful cellar offering valuable storage space.

Conveniently positioned within walking distance of Halifax town centre, excellent schools, and local amenities. Savile Park Moor minutes away offers open green space, while the surrounding area boasts character homes and a strong community feel. Halifax Railway Station provides convenient commuter links to Leeds and Manchester.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

