



Carlton House Terrace, Halifax HX1 3LD

welcome to

Carlton House Terrace, Halifax

INVESTORS ONLY - SOLD WITH TENANT IN SITU. Well-presented three bedroom mid-terrace property in Savile Park which is close to schools, amenities and public transport links. Well-presented accommodation throughout offering great living.



Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen

14' 2" x 9' 5" (4.32m x 2.87m)

Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom Three

6' 6" x 9' 1" (1.98m x 2.77m)

Cellar Room

13' 5" x 11' 2" (4.09m x 3.40m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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- INVESTORS ONLY
- SOLD WITH TENANT IN SITU
- WELL PRESENTED THROUGHOUT
- CLOSE TO SCHOOLS & AND LOCAL AMENITIES
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113606 - 0002

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