



Ruskin Terrace, Halifax HX3 5DU

welcome to

Ruskin Terrace, Halifax

****GUIDE PRICE £100,000 - £110,000**** William H Brown Estate Agents are delighted to bring to the market this two-bedroom mid-terraced property, which benefits from gas central heating, double glazing, and an enclosed rear garden. **CALL US NOW TO BOOK YOUR VIEWING!**



Entrance Hall

Kitchen /Dining Room

16' 2" x 9' 3" (4.93m x 2.82m)

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Landing

Bedroom One

16' 4" x 12' 2" (4.98m x 3.71m)

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m)

Shower Room

Externally

Externally, the property benefits from an enclosed rear garden, and there is on-street parking available.

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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Ruskin Terrace, Halifax

- TWO BEDROOM MID-TERRACED PROPERTY
- GUIDE PRICE £100,000 - £110,000
- IDEAL FOR A FIRST TIME BUYER OR PROPERTY INVESTOR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000 - £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115800 - 0007

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.

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