



Clough Lane, Halifax HX2 8SW

welcome to

Clough Lane, Halifax

Offered for sale with no onward chain, this well-presented home enjoys generous front and rear gardens and provides an excellent opportunity for first-time buyers, families and investors alike. Situated in the popular Mixenden area of Halifax, the property offers well-proportioned accommodation.



Lounge

16' 2" x 11' (4.93m x 3.35m)

Kitchen/Diner

17' 9" x 12' 10" (5.41m x 3.91m)

Bedroom One

16' 2" x 10' 2" (4.93m x 3.10m)

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Bedroom Three

10' 2" x 6' 6" (3.10m x 1.98m)

Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)

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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welcome to

Clough Lane, Halifax

- Sold with no onward chain
- Great first time buyer/Investment opportunity
- Offering spacious family living throughout ready to move into
- Three bedroom mid-terrace property
- Good sized front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115855 - 0003

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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