



Moor End Road, Halifax, HX2 0SE

welcome to

Moor End Road, Halifax

Great first time buyer opportunity! Two bedroom semi-detached property in Halifax, Offers Over £135,000 which offers spacious living throughout and benefits from front & rear gardens and lovely views. Contact us now to arrange your viewing!



Lounge

14' 9" x 12' 1" (4.50m x 3.68m)

Spacious lounge with a gas central heating radiator, ceiling light point and carpeted flooring. Boasting French doors which provide access to the rear garden, electric fire with surrounding fireplace and the lounge provides space for free standing furniture.

Kitchen/Diner

17' 10" x 8' 8" (5.44m x 2.64m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There are two double glazed windows to the front elevation, ceiling light point and gas central heating radiator. With an electric double oven & electric hob with extractor over, plumbing for a washing machine and dishwasher. Providing space for dining furniture and the kitchen/diner itself has laminate flooring.

First Floor Landing

With carpeted flooring, ceiling light point and a double glazed window to the side elevation.

Bedroom One

11' 4" x 10' 9" (3.45m x 3.28m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

10' x 15' 11" (3.05m x 4.85m)

Bedroom two also a double bedroom with carpeted flooring, ceiling spotlights, gas central heating radiator and a double glazed window to the rear elevation. The bedroom also benefits from fitted wardrobes.

Bathroom

The house bathroom comprises white three piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with shower over. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bathroom itself has vinyl flooring.

Externally

There are steps which lead up to property to a small lawned area and benefits from great views. To the rear is a good sized lawned garden which is fenced for privacy and would be great for enjoying the summer months.



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welcome to

Moor End Road, Halifax

- GREAT FIRST TIME BUYER OPPORTUNITY
- FRONT & REAR GARDENS
- TWO DOUBLE BEDROOMS
- CLOSE TO SCHOOLS & AMENITIES
- OFFERING SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

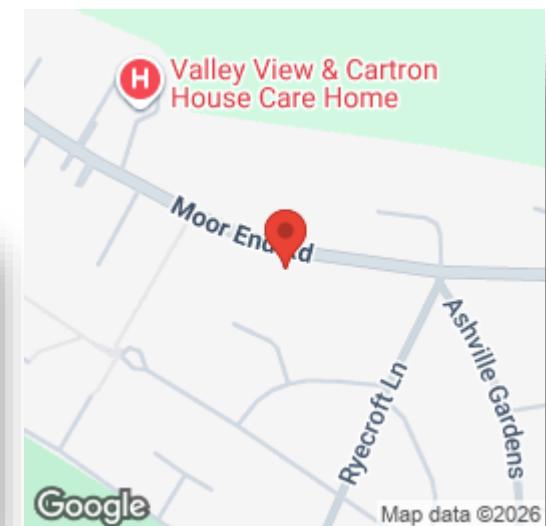
Council Tax Band: A

offers over

£135,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX115071 - 0004

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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