



Albert Drive, HALIFAX HX2 0HU

welcome to

Albert Drive, HALIFAX

This two-bedroom property marketed at offers over £130,000 located in the Pellon area which is gas central heated and double glazed throughout. Benefits from a pebbled driveway and rear garden well-presented throughout this would make an ideal family home. Call us now to book your viewing.



Lounge

14' 6" x 12' 6" (4.42m x 3.81m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating, UPVC double glazed window to the front elevation, understairs storage.

Kitchen

17' 5" x 7' 7" (5.31m x 2.31m)

The kitchen comprises of tiled flooring, matching wall and base units with work top over, tiled splashback, oven with four ring hob, extractor fan, door to rear, UPVC double glazed windows to the rear.

Bedroom One

14' 6" x 9' 10" (4.42m x 3.00m)

Bedroom one comprises of carpet flooring, ceiling light point, built in storage, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, panelled bath with shower over, low level W/c, pedestal wash basin, frosted window to the rear.

Externally

Externally the property benefits from a pebbled driveway and rear garden.



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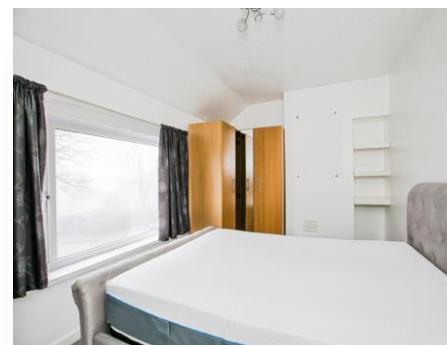
Albert Drive, HALIFAX

- GREAT FIRST TIME BUYER OPPORTUNITY
- OFFERING SPACIOUS FAMILY LIVING
- PRESENTED TO A GOOD STANDARD THROUGHOUT
- LOCATED CLOSE TO SCHOOLS & AMENITIES
- FRONT & REAR GARDENS

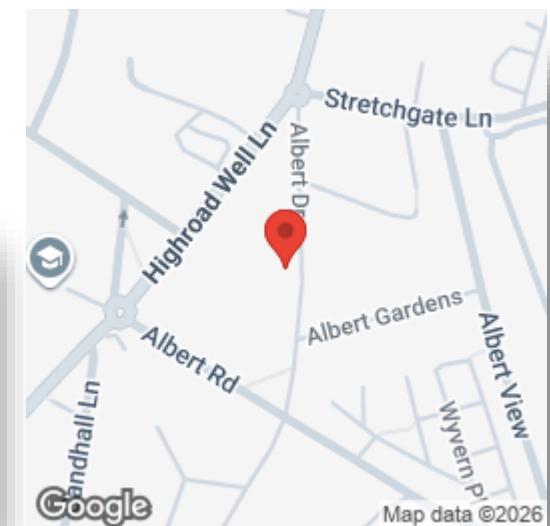
Tenure: Freehold EPC Rating: C

offers over

£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

HFX115036 - 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.



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