



Lee Mount Road, Halifax, HX3 5EB

welcome to

Lee Mount Road, Halifax

OPEN HOUSE SATURDAY 25TH APRIL 12PM TILL 1PM Offering a spacious lounge, modern kitchen, and good-sized bedrooms. Complete with a low-maintenance garden and close to local amenities, schools, and transport links,



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator.

Lounge

13' 4" x 9' 11" (4.06m x 3.02m)

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

Kitchen/Diner

15' 10" x 10' 8" (4.83m x 3.25m)

The kitchen/Diner comprises of laminate flooring, ceiling spotlights, matching wall and base units with work top over, gas central heating radiator, five ring gas hob with double oven, integrated fridge and freezer, French door to the rear, composite door to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

12' x 11' (3.66m x 3.35m)

Bedroom one comprises of carpet flooring, ceiling light point, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

10' 10" x 7' 9" (3.30m x 2.36m)

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

Bathroom

The bathroom comprises of vinyl flooring, chrome gas central heated towel rail, ceiling spotlights, panelled walls, walk in shower, low level W/c, fitted vanity unit with wash hand basin.

Externally

Externally the property benefits from a paved enclosed garden to the front and to the rear there is a flagged seating area.



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welcome to

Lee Mount Road, Halifax

- TWO BEDROOM SEMI-DETACHED PROPERTY
- MARKETED AT OFFERS OVER £145,000
- LOCATED IN THE HALIFAX AREA
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL SCHOOLS AND AMENITIES.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115114 - 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.

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.



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