



Heathmoor Close, Halifax, HX2 9LS

welcome to

Heathmoor Close, Halifax

William H Brown Estate Agents are delighted to bring to the market this two-bedroom end-terraced property, marketed at Offers Over £135,000. Benefiting from double glazing and gas central heating throughout, the property offers well-proportioned accommodation and would make an ideal purchase.



Porch

Hallway

Kitchen

7' 5" x 6' 11" (2.26m x 2.11m)

Lounge

14' 5" x 13' (4.39m x 3.96m)

Dining Room

10' 10" x 9' (3.30m x 2.74m)

Landing

Bedroom One

13' x 11' 5" (3.96m x 3.48m)

Bedroom Two

13' x 6' 9" (3.96m x 2.06m)

Bathroom

Garage

15' 7" x 8' (4.75m x 2.44m)

Externally

Externally, the property benefits from a shared driveway and garage, providing off-road parking and additional storage. The property also enjoys gardens to both the front and rear, offering attractive outdoor space.

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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Heathmoor Close, Halifax

- TWO BEDROOM END TERRACED PROPERTY
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- REQUIRES SOME MODERNISATION
- EXTERNALLY, THE PROPERTY BENEFITS FROM GARDENS TO BOTH THE GARDENS FRONT AND REAR, ALONG WITH A SHARED DRIVEWAY AND GARAGE PROVIDING OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115922 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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