



**Mile Cross Gardens, Halifax, HX1 3UJ**



**welcome to**

## **Mile Cross Gardens, Halifax**

A two bedroom terraced property in Halifax which would be ideal for a first time buyer. Benefiting from gardens to the front and rear and there is on street parking. Great first time buyer opportunity. Contact William H Brown Estate Agents now to arrange yourself a viewing!



### Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front elevation.

### Lounge

15' 2" x 11' 11" ( 4.62m x 3.63m )

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

### Kitchen

14' 11" x 8' 5" ( 4.55m x 2.57m )

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units with worktops over, stainless sink and drainer, UPVC double glazed window to the rear elevation, UPVC door to the rear.

### First Floor Landing

The landing comprises of carpet flooring, ceiling light point and provides access to the first floor accommodation.

### Bedroom One

15' max x 11' 4" ( 4.57m max x 3.45m )

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

### Bedroom Two

10' x 9' ( 3.05m x 2.74m )

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

### Shower Room

The shower room comprises of laminate flooring, tiled walls, gas central heating radiator, ceiling spotlights, low level W/c, hand wash basin with fitted vanity unit, walk in shower, UPVC double glazed window to the rear elevation.

### Externally

Externally the property benefits from gardens front and rear and on street parking.



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## Mile Cross Gardens, Halifax

- TWO BEDROOM TERRACED PROPERTY
- POPULAR LOCATION
- GARDENS TO THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- IDEAL FOR FIRST TIME BUYERS

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

offers over

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115195 - 0002

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