



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.



view this property online williamhbrown.co.uk/Property/HFX115195



welcome to

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



view this property online williamhbrown.co.uk/Property/HFX115195

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.



Property Ref:
HFX115195 - 0002

 **william h brown**
Incorporating
**Porter
Glenny**



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk