

Warley Road, Halifax, HX1 4HT

william
h brown

welcome to

Warley Road, Halifax

Beautifully presented four-bedroom family home finished to a high standard throughout, offering spacious and versatile accommodation. Benefitting from a useful store room with potential to be used as a fifth bedroom, the property also features paved yards to both the front and rear.

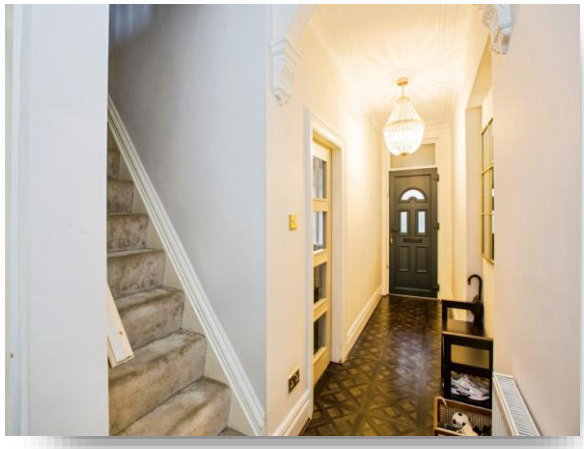












Utility Room

13' 9" x 11' 10" (4.19m x 3.61m)

Entrance Hall

Lounge
15' 10" x 12' 2" (4.83m x 3.71m)

Kitchen/Dining Room
17' x 16' 1" (5.18m x 4.90m)

First Floor Landing

Bedroom One
16' 7" x 12' 9" (5.05m x 3.89m)

Bedroom Four
11' 3" x 8' (3.43m x 2.44m)

Bathroom

Second Floor Landing

Bedroom Two
13' 4" x 9' 5" (4.06m x 2.87m)

Bedroom Three
11' 5" x 7' 11" (3.48m x 2.41m)

Store Room/Bedroom Five
7' 7" x 6' 9" (2.31m x 2.06m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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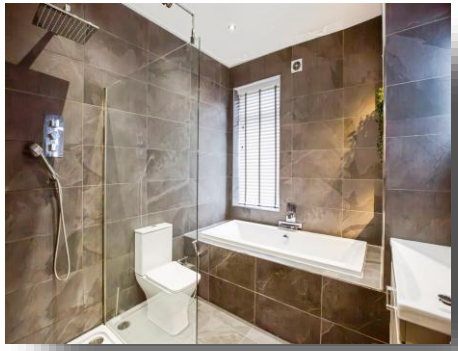
- Excellent modern family accommodation finished to a high standard
- Situated close to schools & local amenities
- Five bedroom mid-terrace property ideal for anyone looking to upsize
- Sold with no onward chain
- Paved yards to the front & rear

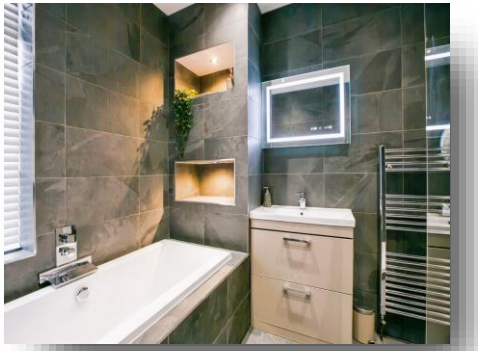
Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115955

The Property Ombudsman

Property Ref:
HFX115955 - 0003

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.

william h brown

01422 362845

Halifax@williamhbrown.co.uk

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

williamhbrown.co.uk