



**Diamond Terrace, Halifax HX1 5RY**

**welcome to**

**Diamond Terrace, Halifax**

Sold with no onward chain is this two bedroom mid-terrace property in Pellon, offers over £90,000 which offers spacious living accommodation which is situated close to schools and amenities and could be ideal for anyone looking to downsize. Contact us now to view!



## **Lounge**

14' 7" x 13' 5" ( 4.45m x 4.09m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has laminate flooring.

## **Kitchen**

11' 8" x 5' 7" ( 3.56m x 1.70m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. There is a double glazed window to the front elevation, ceiling light point and gas central heating radiator. With a gas hob, extractor over and the kitchen itself has laminate flooring.

## **First Floor Landinbg**

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

## **Bedroom One**

15' 11" x 12' 6" ( 4.85m x 3.81m )

Located on the second floor is bedroom one which is a double with a velux window, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

## **Bedroom Two**

14' 9" x 10' 9" ( 4.50m x 3.28m )

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation.

## **Bathroom**

The bathroom comprises of a low level wc, pedestal wash hand basin and panelled with with a shower over. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bathroom itself is partially tiled and has vinyl flooring.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Diamond Terrace, Halifax

- \*\*\*OFFERS OVER £90,000\*\*\*
- PELLON LOCATION
- SOLD WITH NO ONWARD CHAIN
- CLOSE TO SCHOOLS & AMENITIES
- OFFERING SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£90,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFX115567 - 0002

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.



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)