



South Cliffe, Holmfield HALIFAX HX2 9UW

welcome to

South Cliffe, Holmfield HALIFAX

William H. Brown Estate Agents are delighted to bring to the market this two-bedroom mid-terraced property, which is fully double glazed and benefits from gas central heating throughout. The property is located in the popular area of Holmfield.



Lounge

18' 3" x 11' 8" (5.56m x 3.56m)

The lounge comprises of carpet flooring, exposes beams, fitted gas fire, stone surround, store room, stairs leading to first floor, mullion windows.

Kitchen

14' 9" x 4' 1" (4.50m x 1.24m)

The kitchen comprises of a UPVC door on entry, matching wall and base units with work top over, sink and drainer with mixer tap, integral oven with gas hob, plumbing for washing machine, tiled flooring.

Bedroom One

8' 8" x 11' 5" (2.64m x 3.48m)

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

Bedroom Two

7' 1" x 9' 6" (2.16m x 2.90m)

Bedroom two comprises of carpet flooring, gas central heating radiator, UPVC double glazed window tot he rear elevation.

Bathroom

The bathroom comprises of tiled floors and walls, panelled bath with shower over, low level W/c. wash hand basin.

Externally

Externally the property benefits from a parking space and an enclosed garden with astro-turfed and flagged seating area.

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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welcome to

South Cliffe, Holmfield HALIFAX

- TWO-BEDROOM MID-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF HOLMFIELD
- IDEAL FOR A FIRST TIME BUYERS
- PARKING FOR ONE VEHICLE
- LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115690 - 0006

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.

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william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk