



Delph Brow, Skircoat Moor Road, Halifax, HX3 0GZ

welcome to

Delph Brow, Skircoat Moor, Road, Halifax

A three bedroom apartment situated in a popular location, offering comfortable living accommodation and convenient access to local amenities, schools, and transport links. Ideal for first-time buyers or investors.



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, wood door to the entrance.

Lounge

17' 8" x 15' (5.38m x 4.57m)

The lounge comprises of laminate flooring, ceiling light points, gas central heating radiator, French door leading to Juliet balcony.

Kitchen

9' 2" x 6' 5" (2.79m x 1.96m)

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units with work top over, integrated appliances, electric oven and hob, UPVC double glazed window to the rear elevation.

Bedroom One

15' 1" x 14' 1" (4.60m x 4.29m)

Bedroom one comprises of carpet flooring, ceiling light point, velux windows, gas central heating radiator,

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

Bedroom Three

7' 10" x 7' 2" (2.39m x 2.18m)

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

Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, fitted vanity unit with wash basin, panelled bath, gas central heated towel rail.

Important Agent Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agent 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

Delph Brow Skircoat Moor Road, Halifax

- THREE BEDROOM APARTMENT
- RECENTLY RENOVATED KITCHEN AND BATHROOM
- GATED CAR PARK
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115490 - 0009

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.



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