



Wentworth Drive, HALIFAX, HX2 9QL

welcome to

Wentworth Drive, HALIFAX

A well-presented and spacious home in a popular residential location, marketed at offers over £230,000. Offering generous living space, modern interiors, a private rear garden and off-road parking, this property is ideally positioned close to local schools.



Lounge

16' 10" x 10' 11" (5.13m x 3.33m)

The lounge comprises of vinyl flooring, ceiling light point, wall lights, gas central heating radiator, electric fire, patio door to the rear elevation.

Kitchen

9' 1" x 8' 9" (2.77m x 2.67m)

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, electric oven and hob, integrated washing machine, UPVC double glazed window to the front and side elevation.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom one comprises of vinyl flooring, gas central heating radiator, ceiling light point, UPVC double glazed window to the front elevation.

Bedroom Two

8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom two comprises of ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring and walls, ceiling spotlights, walk in shower, vanity unit with wash hand basin, gas central heated towel rail, low level W/c.

Externally

Externally the property benefits from a pebbled garden to the front, pebbled driveway to the side and to the rear there is an enclosed garden with a flagged seating area.

Agents Note

Please note that the AML fee covers 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.



view this property online williamhbrown.co.uk/Property/HFX115231



welcome to

Wentworth Drive, HALIFAX

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- WELL-PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- OFF-ROAD PARKING / DRIVEWAY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115231



Property Ref:
HFX115231 - 0007

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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk