



Acre Close, Halifax, HX3 5FH

welcome to

Acre Close, Halifax

Offers Over £200,000.

A well-presented family home located in a popular residential area, offering comfortable and modern living throughout. The property benefits from full double glazing and gas central heating, ensuring energy efficiency and warmth all year round.



Lounge

15' 8" x 13' 8" (4.78m x 4.17m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen

15' 8" x 13' (4.78m x 3.96m)

The kitchen comprises of vinyl flooring, ceiling light point, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, electric oven and hob with extractor over, Patio door leading to the rear elevation.

Downstairs W/C

The downstairs W/c comprises of vinyl flooring, ceiling spotlights, pedestal wash basin, low level W/c, gas central heating radiator, UPVC double glazed window to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

13' 6" x 8' 10" (4.11m x 2.69m)

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

Bedroom Two

13' 7" x 8' 6" (4.14m x 2.59m)

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

Bedroom Three

8' 5" x 6' (2.57m x 1.83m)

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

Bathroom

The bathroom comprises of vinyl flooring, gas central heated towel rail, ceiling spotlights, pedestal wash basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the front elevation.

Loft

The loft comprises of a ladder and is boarded.

Externally

Externally the property benefits from a garden to the front and an enclosed rear garden.

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

Acre Close, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- MARKETING AT OFFERS OVER £200,000
- IDEAL FOR A GROWING FAMILY
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

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

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115472 - 0004

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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