



Clough Lane, Halifax, HX2 8SW

welcome to

Clough Lane, Halifax

William H Brown are delighted to bring to the market this three bedroom terraced property located in the Halifax area, the property is double glazed and has gas central heating throughout. The property is spacious throughout and benefits from a good sized rear garden! Call us now to view!



Entrance

Enter the property through the main door which leads into the kitchen. There is another entrance door into the entrance hallway which comprises of carpet flooring, ceiling light point, gas central heating radiator,

Kitchen

18' 4" x 11' 7" (5.59m x 3.53m)

The kitchen comprises of vinyl flooring, ceiling spotlights and ceiling light point, gas central heating radiator, range cooker, composite door front and rear, UPVC double glazed window to the rear elevation.

Lounge

18' 4" x 11' 9" (5.59m x 3.58m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front and rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, access to the loft which is completely boarded out for storage and has ceiling light points. The landing also has a UPVC double glazed window to the rear elevation.

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)

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

Bedroom Two

12' 11" x 10' (3.94m x 3.05m)

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

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

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

Bathroom

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

Externally

Externally, the property benefits from a lawned and paved front garden, while to the rear there is a lawned and paved garden with a pebbled 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.



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welcome to

Clough Lane, Halifax

- THREE BEDROOM TERRACED PROPERTY
- MARKETING AT OFFERS OVER £140,000
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HF115697 - 0003

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



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



williamhbrown.co.uk