



Wood Dene, Stanley Road, HALIFAX, HX1 3RX

welcome to

Wood Dene Stanley Road, HALIFAX

Sold with no onward chain is this two bedroom semi-detached property which offers spacious living and benefits from a conservatory & rear garden. Within close proximity to schools, amenities and transport links. Contact us now to view!



Entrance Porch

Lounge

14' 10" x 13' 5" (4.52m x 4.09m)

Kitchen/Diner

16' 5" x 7' 3" (5.00m x 2.21m)

Utility Room

8' 5" x 5' 11" (2.57m x 1.80m)

Bathroom

8' 5" x 5' 8" (2.57m x 1.73m)

Conservatory

8' 11" x 8' 4" (2.72m x 2.54m)

Bedroom One

13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom Two

8' 6" x 7' 7" (2.59m x 2.31m)

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

Wood Dene Stanley Road, HALIFAX

- SOLD WITH NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED PROPERTY
- OFFERING SPACIOUS LIVING ACCOMMODATION
- PAVED PATIO GARDEN TO THE REAR
- CONSERVATORY & UTILITY ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115604 - 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.

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