

School Yard View, Halifax, HX3 6FB

william h brown

welcome to

School Yard View, Halifax

Great first time buyer or investor opportunity! Two bedroom mid-terrace property, Offers Over £150,000 which is close to schools, local amenities and public transport links with access to the town centre. Benefitting from off street parking and a rear garden. Contact us now to book your viewing!













Entrance Hall
Enter the property through a uPVC door to the front elevation which leads into the entrance hall where there is a gas central heating radiator, ceiling light point and carpeted flooring. The entrance hall provides access into the lounge.

Lounge
15' 2" x 10' 1" (4.62m x 3.07m)
With a double glazed window to the front elevation. ceiling light point and a gas fire. Providing space for free standing furniture and the lounge itself has carpeted flooring.

Kitchen
13' 4" x 8' 10" (4.06m x 2.69m)
Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap & tiled splashbacks. With a double glazed window to the rear elevation, two ceiling light points and uPVC door to the rear which provides access to the rear garden. The kitchen has vinyl flooring, space for dining furniture if desired, gas central heating radiator and also locates the house boiler.

First Floor Landing
With a ceiling light point, carpeted flooring and providing access to the first floor accommodation.

Bedroom One
13' 3" x 11' 10" (4.04m x 3.61m)
Double bedroom with a double glazed window to the front elevation, ceiling light point and central heating radiator. The bedroom itself has carpeted flooring and provides space for free standing furniture.

Bedroom Two
11' 2" x 6' 9" (3.40m x 2.06m)
With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Family Bathroom
The family bathroom comprises of a low flush w/c, wash hand basin with a vanity unit and a panelled bath with a shower over. There is a double glazed window to the rear elevation, ceiling light point and the bathroom itself has carpeted flooring.

Externally
Externally, the property benefits from allocated parking space for up to 3 cars and a garden to the rear laid mainly to lawn.

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School Yard View, Halifax

- GREAT FIRST TIME BUYER OR BUY TO LET INVESTOR OPPORTUNITY
- REAR GARDEN
- ALLOCATED PARKING SPACES
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- EARLY VIEWING HIGHLY RECOMMENDED

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

offers over

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115930

The Property Ombudsman

Property Ref:
HFX115930 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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