



Albert Road, Halifax HX2 0DF

welcome to

Albert Road, Halifax

William H Brown Estate Agents are delighted to bring to the market this two-bedroom mid-terraced property which is fully double glazed and gas central heated throughout.



Lounge

13' 9" x 12' 9" (4.19m x 3.89m)

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

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

The kitchen comprises of vinyl flooring, matching wall and base units with work top over, gas oven and hob, gas central heating radiator, UPVC door to the rear and UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, loft access.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

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

En-Suite

The En-suite comprises of vinyl flooring, pedestal wash basin, low level w/c.

Bedroom Two

11' 1" x 9' (3.38m x 2.74m)

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

Bathroom

The bathroom comprises of tiled walls and flooring, panelled bath with shower over, low level W/c, pedestal wash basin, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved rear yard.



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welcome to

Albert Road, Halifax

- TWO BEDROOM MID-TERRACED PROPERTY
- MARKETED AT £110,000
- IDEAL FOR A FIRST TIME BUYER
- PAVED REAR YARD
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX111375 - 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.

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