



Moins Close, Halifax, HX2 8SB

welcome to

Moins Close, Halifax

INVESTORS ONLY - SOLD WITH TENANT IN SITU. Modern & well-presented extended three bedroom town house in Halifax which is situated close to schools & amenities Benefitting from off street parking, integral garage and finished to a high standard throughout. Contact us to view!



Entrance Hall

Enter the property through the front elevation into the entrance hall where there is tiled flooring, gas central heating radiator and the garage is also accessible from the entrance hall.

Lounge

13' 6" x 13' 10" (4.11m x 4.22m)

Modern & spacious well presented lounge boasting bi-folding doors and balcony to the front elevation, media wall with fire built in and providing ample space for free standing furniture. With a ceiling light point, gas central heating radiator and the lounge itself has carpeted flooring.

Kitchen/Diner

13' 6" x 9' 6" (4.11m x 2.90m)

Modern fitted kitchen/diner with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There are two double glazed windows to the rear elevation, two ceiling light points and under cupboard lights. With an oven and four ring gas hob with an extractor hood over. The kitchen itself has tiled flooring and a breakfast bar which provides space for seating.

Utility Room

Handy & practical utility room with tiled flooring, plumbing for a washing machine & tumble dryer, gas central heating radiator and ceiling light point.

Wc Room

Located on the ground floor is the WC room which comprises of a low level wc, wash hand basin with vanity unit, gas central heating towel rail and the wc room itself has tiled flooring.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator.

Bedroom One

13' 6" x 10' max (4.11m x 3.05m max)

Located on the second floor is bedroom one with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and has a door which leads to the en-suite.

En-Suite

The en-suite comprises of a low level wc, pedestal wash hand basin and shower cubical. There is a gas central heating towel rail, ceiling light point and the en-suite itself has tiled flooring.

Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m)

Located on the second floor is bedroom two with two gas central heating radiators, ceiling light point, carpeted flooring and two double glazed windows to the front elevation.

Bedroom Three

19' 11" x 13' 6" (6.07m x 4.11m)

Located on the ground floor is bedroom three with bi-folding doors to the rear elevation, ceiling spotlights and ceiling light point. There is a velux window, two gas central heating radiators and the bedroom itself has carpeted flooring.

Family Bathroom

The modern family bathroom comprises of a low level wc, wash hand basin with vanity unit and free standing bath. With a gas central heating towel rail and the bathroom itself has tiled flooring.

Externally

The front of the property has gated access with a block paved driveway providing off street parking. To the rear of the property there is a block paved garden which is fenced for privacy.



view this property online williamhbrown.co.uk/Property/HFX115664



welcome to

Moins Close, Halifax

- SOLD WITH TENANT IN SITU
- INVESTORS ONLY
- OFFERING EXCELLENT & MODERN SPACIOUS FAMILY ACCOMMODATION
- OFF STREET PARKING & INTEGRAL GARAGE
- THREE BEDROOM EXTENDED TOWN HOUSE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115664



Property Ref:
HFX115664 - 0005

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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk