



Queen Street, Greetland Halifax HX4 8DS

welcome to

Queen Street, Greetland Halifax

Stone-built terrace in sought-after Greetland with two double bedrooms, spacious kitchen/diner and rear courtyard. No onward chain – ideal for first-time buyers or investors!!



Entrance Hallway**Lounge**

12' 11" x 11' 10" (3.94m x 3.61m)

Kitchen / Dining Room

14' 11" x 14' 2" (4.55m x 4.32m)

Landing**Bedroom One**

12' 11" x 11' 10" (3.94m x 3.61m)

Bedroom Two

10' 8" x 6' 9" (3.25m x 2.06m)

Office

7' 9" x 6' 8" (2.36m x 2.03m)

Bathroom

7' 9" x 7' 4" (2.36m x 2.24m)

Disclaimer

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.



view this property online williamhbrown.co.uk/Property/SWB108418



welcome to

Queen Street, Greetland Halifax

- Stone-built mid-terrace in sought-after Greetland
- Two spacious double bedrooms
- Generous kitchen/dining room with potential to modernise
- Useful office/study and cellar storage
- Private rear courtyard, offered with no onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108418



Property Ref:
SWB108418 - 0010

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 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk