



Hadassah Street, Halifax, HX3 9AP

welcome to

Hadassah Street, Halifax

Offered at over £120,000, is a well-presented two-bedroom home sold with no onward chain. The property features a spacious lounge, modern kitchen, contemporary bathroom and a private rear garden, all set within a convenient location close to local amenities and transport links.



Lounge

14' 1" x 7' 11" (4.29m x 2.41m)

The lounge comprises of carpet flooring, ceiling light point, fitted gas fire with surround, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen

12' x 7' 11" (3.66m x 2.41m)

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

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m)

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

Bedroom Two

10' 8" x 7' 10" (3.25m x 2.39m)

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

Bathroom

The bathroom comprises of carpet flooring tiled walls, gas central heating radiator, low level W/c, ceiling spotlights, panelled bath with shower over, pedestal wash basin, built in storage, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved front and back yard.

Agents Note

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.



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welcome to

Hadassah Street, Halifax

- WELL-PRESENTED TWO-BEDROOM PROPERTY
- OFFERS OVER £120,000
- SPACIOUS LIVING ROOM WITH AMPLE NATURAL LIGHT
- ENCLOSED REAR GARDEN OFFERING PRIVACY
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

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

offers over

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115307 - 0006

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.



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