



Crag Lane, HALIFAX, HX2 8UB

welcome to

Crag Lane, HALIFAX

Well-presented property offering excellent spacious living accommodation with great sized gardens. Fully double glazed & central heated throughout benefitting from three bedrooms and off street parking. This property would make a great family home. Contact us now to view.



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is wood flooring, gas central heating radiator and ceiling spotlights. The entrance hall also benefits from storage space.

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

Spacious lounge with a double glazed window to the front elevation, two ceiling light points, gas central heating radiator & gas fire. Boasting French doors which provide access to the kitchen/diner and the lounge itself has carpeted flooring.

Kitchen/Diner

17' 8" x 10' 2" (5.38m x 3.10m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling light point, spotlights and French doors which provide access to the rear garden. Providing space for dining furniture and the kitchen/diner itself has wood laminate flooring.

First Floor Landing

With carpeted flooring, ceiling light point and double glazed window to the side elevation. The loft is also accessible from the first floor landing.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom two also a double bedroom with ceiling light point, gas central heating radiator, carpeted flooring and a double glazed window to the rear elevation.

Bedroom Three

8' 6" x 7' 4" (2.59m x 2.24m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bathroom

The house bathroom comprises of a low level wc, wash hand basin with vanity unit and panelled bath with a shower over & glass shower screen. There is a frosted double glazed window to the front elevation, ceiling spotlights and gas central heating towel rail. The bathroom itself has tiled walls & vinyl flooring.

Externally

The front of the property is accessed through double iron gates to a driveway providing off street parking. There is a large patio also to the front. To the rear is a good sized garden which is lawned and paved and has raised decking with a pergola. Providing space for garden furniture if desired and the gardens would be great for enjoying the summer months.

Garage

Single garage with up & over door which has working power.

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

Crag Lane, HALIFAX

- PRESENTED TO A GREAT STANDARD THROUGHOUT
- POPULAR LOCATION WHEATLEY
- OFFERING SPACIOUS FAMILY ACCOMMODATION
- GOOD SIZED GARDENS WITH DECKING & PATIOS
- OFF STREET PARKING & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115599 - 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.

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