



Beechwood Road, Halifax HX2 9BT

welcome to

Beechwood Road, Halifax

This three/four-bedroom semi-detached property is located in Holmfield, Halifax. Within a quiet, established neighbourhood. It benefits from close proximity to local amenities including shops, schools, and green spaces. Call us now to book your viewing!



Entrance Hall

The entrance hall comprises of ceiling light points, gas central heating radiator, door leading to cellar.

Lounge

13' 10" x 14' 2" (4.22m x 4.32m)

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

Dining Room

14' 1" x 12' 8" (4.29m x 3.86m)

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Kitchen

11' 3" x 7' 10" (3.43m x 2.39m)

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

Cellar

The cellar would be ideal for extra storage.

Bedroom One

14' 2" x 13' 1" (4.32m x 3.99m)

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

Bedroom Two

13' 11" x 12' 11" (4.24m x 3.94m)

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

Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

Bedroom three comprises laminate flooring, ceiling

light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled splashback, gas central heated towel rail, low level W/c, electric shower, corner bath, pedestal wash basin, UPVC double glazed window to the rear elevation.

Attic Room

18' 10" x 21' 5" (5.74m x 6.53m)

The attic room comprises of carpet flooring, exposed brickwork, gas central heating radiator, storage space, ceiling spotlights, Velux window to the rear elevation, restricted head height.



view this property online williamhbrown.co.uk/Property/HFX115576



welcome to

Beechwood Road, Halifax

- THREE BEDROOM & ATTIC ROOM SEMI-DETACHED PROPERTY
- IDEAL FOR GROWING FAMILIES
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115576



Property Ref:
HFX115576 - 0007

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