



Emscote Grove, HALIFAX, HX1 3AP

welcome to

Emscote Grove, HALIFAX

Great first time buyer opportunity! Two bedroom well-presented mid terrace property situated on a cul-de-sac in the Savile park location of Halifax. Close to schools, local amenities and transport links. Benefitting from front and rear yards and close to Savile Park Moor. Contact us now to view.



Entrance Hall

Enter the property to the front elevation through a composite door to the front elevation where there is carpeted flooring and stairs to the first floor.

Lounge/Kitchen

21' 5" x 12' 1" (6.53m x 3.68m)

Well presented lounge with a double glazed windows to the front elevation, ceiling light point and original covings and gas central heating radiator. The lounge is open plan to the kitchen. The modern kitchen comprises of wall & base units, worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. With an integrated oven, four ring hob with extractor over.

First Floor Landing

Providing access to the bedrooms & bathroom.

Bedroom One

15' 3" x 11' 3" (4.65m x 3.43m)

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

Bedroom Two

9' 10" x 7' 5" (3.00m x 2.26m)

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

Bathroom

The newly fitted modern house bathroom comprises of a low level wc, wash hand basin with vanity unit and panelled bath with overhead shower. There is a frosted double glazed window to the rear elevation, gas central heating radiator and tiled walls.

Porch

To the rear of the property is a porch with a UPVC door which provides access to the rear yard.

Cellar

Full head height cellar prime for conversion which also locates the house boiler and could be great for storage space if desired.

Externally

To the front of the property is a small enclosed yard with stairs & path to the door. To the rear is a flagged yard which is enclosed for privacy and provides space for garden furniture if desired.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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/HFX115629



welcome to

Emscote Grove, HALIFAX

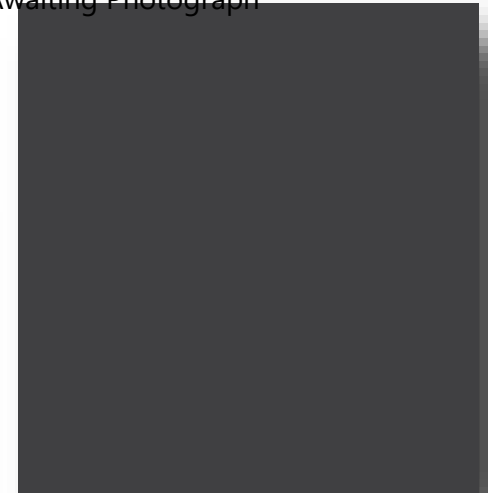
- GREAT FIRST TIME BUYER OPPORTUNITY
- WELL PRESENTED THROUGHOUT
- SAVILE PARK LOCATION
- OPEN PLAN LIVING
- YARDS TO THE FRONT & REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£140,000

Awaiting Photograph



view this property online williamhbrown.co.uk/Property/HFX115629

Please note the marker reflects the
postcode not the actual property



Property Ref:
HFX115629 - 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