



Pellon New Road, HALIFAX, HX2 0EH

welcome to

Pellon New Road, HALIFAX

Sold with no onward chain is this spacious family home which benefits from off street parking, large garden space and is sold with no onward chain. Early viewings are highly recommended to appreciate the accommodation on offer. Contact William H Brown Estate Agents now to view!



Entrance Hall

Enter the property through a wood door to the front elevation where there is carpeted flooring, gas central heating radiator and a ceiling light point. The entrance hall provides access to the ground floor accommodation.

Lounge

15' x 11' 11" (4.57m x 3.63m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Dining Room

11' 11" x 10' 11" (3.63m x 3.33m)

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

Kitchen

8' 7" x 7' 5" (2.62m x 2.26m)

Fitted kitchen with wall & base units, complementary works incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the rear elevation and a UPVC door which provides access to the rear. With an oven & gas hob and the kitchen itself has tiled flooring.

First Floor Landing

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

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

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

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator and ceiling light point. The bedroom also benefits from fitted wardrobes.

Bedroom Three

8' 10" x 7' 6" (2.69m x 2.29m)

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

Shower Room

The modern spacious shower room comprises of a low level wc, wash hand basin with vanity unit and walk in shower. There are two frosted double glazed windows to the rear elevation, gas central heating towel rail and the shower room itself has tiled walls & vinyl flooring.

Externally

To the front of the property there is a large well maintained garden which is paved, lawned and fenced with flowerbeds and paved to the side which leads to the rear where there is a driveway providing off street parking and a paved garden.



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welcome to

Pellon New Road, HALIFAX

- SOLD WITH NO ONWARD CHAIN
- LARGE FRONT PAVED AND LAWNED GARDEN
- OFF STREET PARKING TO THE REAR
- OFFERING SPACIOUS FAMILY LIVING
- CLOSE TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: Awaited

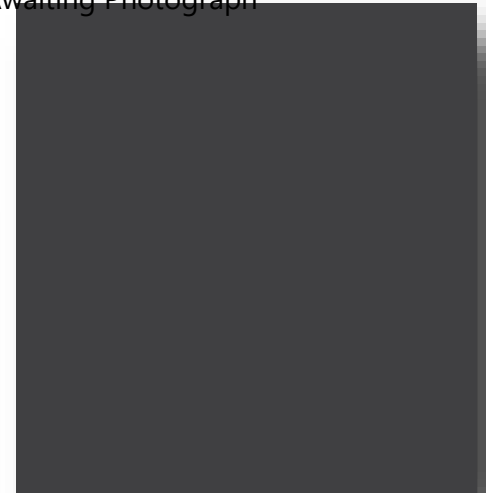
Council Tax Band: C

offers over

£180,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115591 - 0003

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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william h brown



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk