



Moor End Road, HALIFAX, HX2 0RH

welcome to

Moor End Road, HALIFAX

William H Brown Estate Agents are delighted to present this spacious family home on Moor End Road, offering well-proportioned accommodation throughout. Benefitting from double glazing, gas central heating and solar panels, the property features a generous rear garden with a raised decking area.



**Hallway
Office**

10' 11" x 6' 5" (3.33m x 1.96m)

Lounge

17' 10" x 10' 11" (5.44m x 3.33m)

Dining Room

10' 4" x 9' (3.15m x 2.74m)

Kitchen

15' 8" x 7' 3" (4.78m x 2.21m)

Cupboard/Utility**Bathroom****Bedroom Three**

12' 8" x 9' 10" (3.86m x 3.00m)

Landing**Bedroom One**

15' 10" x 10' 11" (4.83m x 3.33m)

Bedroom Two

15' 10" x 9' 9" (4.83m x 2.97m)

Shower Room**Garage**

18' x 14' 1" (5.49m x 4.29m)

Externally

To the front of the property is a lawned garden with established shrubs and borders, enjoying a pleasant open outlook. The property also benefits from solar panels, enhancing energy efficiency.

To the rear is an enclosed garden, mainly laid to lawn, with a raised decking area ideal for outdoor dining and entertaining. Mature planting and fenced boundaries provide a good degree of privacy, making it a perfect space for families and enjoying the outdoors.

A garage is located to the side of the property, providing useful storage space and additional off-road parking.

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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Moor End Road, HALIFAX

- SEMI-DETACHED THREE BEDROOM PROPERTY
- GUIDE PRICE OF £300,000-£325,000
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115821 - 0004

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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