



Kimberley Place, HALIFAX, HX3 6SA

welcome to

Kimberley Place, HALIFAX

William H Brown Estate Agents are delighted to bring to the market this two-bedroom mid-terraced property, which is in need of modernisation throughout. The property is marketed at offers over £80,000 and is offered for sale with no onward chain.



Hallway

Lounge

15' 1" x 13' 5" (4.60m x 4.09m)

Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Bedroom One

19' 7" x 9' 7" (5.97m x 2.92m)

Bedroom Two

15' x 11' 10" (4.57m x 3.61m)

Bathroom

Externally

Externally the property benefits from a a front yard and a garden to the rear.

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

Kimberley Place, HALIFAX

- TWO BEDROOM MID TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- IN NEED OF MODERNISATION THROUGHOUT
- IDEAL FOR A FIRST TIME BUYER OR PROPERTY INVESTOR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115471 - 0002

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](https://www.williamhbrown.co.uk)