




william
h brown
for sale
Halifax
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Vicar Park Drive, Halifax HX2 0NN


william
h brown

welcome to

Vicar Park Drive, Halifax

A three-bedroom semi-detached family home in Warley which offers great family accommodation. Benefits from a driveway, Garage, and decked area! This property would make an ideal family home! Call us now to view!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, gas central heating radiator, composite door to the front elevation.

Lounge

5' x 12' 9" (1.52m x 3.89m)

The lounge comprises of wood laminate flooring, ceiling light point, gas fire, UPVC double glazed window to the front elevation.

Dining Room

10' 3" x 8' 2" (3.12m x 2.49m)

The dining room comprises of laminate flooring; ceiling light point central heating radiator.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)

The kitchen comprises of tiled flooring, wall and base units with work top over, ceiling light point, sink and drainer, fully fitted oven and hob, UPVC double glazed window to the side elevation.

Conservatory

11' x 8' (3.35m x 2.44m)

The conservatory comprises of laminate flooring, ceiling light point, gas central heating radiator, french door to the rear elevation.

First Floor Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom one comprises of carpet flooring, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom two comprises of laminate flooring, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Three

10' x 6' 9" (3.05m x 2.06m)

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

Bathroom

The bathroom comprises of tiled flooring, under floor heating, gas central heating radiator, low level W/c, sink pedestal, panelled bath with shower over, ceiling spotlights, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a driveway, conservatory, rear garden with decked area and a garage,



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welcome to

Vicar Park Drive, Halifax

- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY & CONSERVATORY
- DECKED REAR GARDEN
- WARLEY LOCATION
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115430 - 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.

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.


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