



**Range Bank, HALIFAX, HX3 6LB**

**welcome to**

**Range Bank, HALIFAX**

Situated in the Boothtown location of Halifax is this three bedroom mid-terrace property, offers in the region of £200,000 which offers spacious family living accommodation. Benefitting from a sunroom, good sized rear garden and off street parking. Contact us now to view.



### **Entrance Hall**

Enter the property through a door to the front elevation into the entrance hall where there is laminate flooring, ceiling light point and gas central heating radiator. The entrance hall provides access to the wc room, kitchen and lounge.

### **Lounge**

15' 7" x 13' 7" ( 4.75m x 4.14m )

Spacious lounge with gas central heating radiator, ceiling light point and patio doors which provide access to the sun room. With a gas fire, surrounding fireplace, laminate flooring and the lounge provides ample space for free standing furniture.

### **Kitchen**

6' 3" x 10' 3" ( 1.91m x 3.12m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the front elevation, ceiling light point and plumbing for a washing machine. With an oven & electric hob and the kitchen itself has laminate flooring.

### **Sun Room**

13' 7" x 9' 9" ( 4.14m x 2.97m )

Spacious sun room with double glazed windows, patio doors which provide access to the rear garden and ceiling light point. The sun room could be great for entertaining and relaxing.

### **Wc Room**

Located on the ground floor is a wc room which comprises of a low level wc, wash hand basin, ceiling light point and gas central heating. The wc room itself has laminate flooring.

### **First Floor Landing**

With carpeted flooring, ceiling light point and gas central heating radiator.

### **Bedroom One**

23' 2" x 10' ( 7.06m x 3.05m )

Located on the second floor is bedroom one with a velux window, double glazed window to the front elevation, gas central heating radiator and laminate flooring. The bedroom itself has carpeted flooring.

### **Bedroom Two**

13' 7" x 9' 8" ( 4.14m x 2.95m )

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

### **Bedroom Three**

13' 7" x 9' 3" ( 4.14m x 2.82m )

With two double glazed windows to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has laminate flooring.

### **Bathroom**

The bathroom comprises of a low level wc, wash hand basin with a vanity unit and panelled bath with a shower over and glass shower screen. With an extractor fan, ceiling light point and the bathroom itself has laminate flooring.

### **Externally**

To the rear of the property is a good sized paved garden with flowerbeds which is fenced for privacy. The garden would be great for enjoying the summer months.



***view this property online*** [williamhbrown.co.uk/Property/HFX114359](http://williamhbrown.co.uk/Property/HFX114359)



welcome to

## Range Bank, HALIFAX

- BOOHTOWN LOCATION
- OFFERING EXCELLENT FAMILY ACCOMMODATION
- CONSERVATORY & OFF STREET PARKING TO THE REAR
- GOOD SIZED REAR GARDEN
- THREE BEDROOM MID-TERRACE PROPERTY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX114359](http://williamhbrown.co.uk/Property/HFX114359)



Property Ref:  
HFX114359 - 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.



william h brown



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)