



Upper Kell, HALIFAX, HX2 7TN

welcome to

Upper Kell, HALIFAX

William H Brown Estate Agents are delighted to bring to the market this three-bedroom mid-terraced cottage, which is fully double glazed and benefits from gas central heating throughout. Call now to book your viewing!



Entrance Porch

The entrance porch comprises of a UPVC door and added space for a dryer and plumbing for a washing machine.

Lounge

16' 2" x 13' 9" (4.93m x 4.19m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, decorative mantle piece with fitted electric fire, UPVC double glazed window to the front elevation.

Dining Room

16' 6" x 13' 9" (5.03m x 4.19m)

The dining room comprises of tiled flooring, multi fuel burner, double doors leading to the lounge, exposed stone chimney breast, built in cabinets, panelled walls, access to pantry, open staircase, UPVC double glazed window to the front elevation.

Kitchen

14' 5" x 10' 8" (4.39m x 3.25m)

The kitchen comprises of ceiling spotlights, matching wall and base units with work top over, ceramic sink with mixer tap, combi oven and five ring gas hob, integrated dishwasher, access to pantry.

Shower Room

The shower room comprises of tiled flooring, ceiling spotlights, cladded walls, double walk in shower, pedestal wash basin, low level W/c, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point and access to bedroom three.

Bedroom One

16' 10" x 12' 1" (5.13m x 3.68m)

Bedroom three comprises of carpet flooring, built in wardrobes, ceiling light point, UPVC double glazed window to the front elevation.

En-Suite

The en-suite comprises of wood flooring, gas central heating radiator, pedestal wash basin, low level W/c, panelled bath with shower over, Velux window.

Bedroom Three

16' 11" x 11' 11" (5.16m x 3.63m)

Bedroom three comprises of double velux windows, ceiling strip light, wood flooring.

Bedroom Two

16' 10" x 9' 2" (5.13m x 2.79m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, built in storage, access to the loft space.

Externally

Externally, the property benefits from a flagged area and parking for one vehicle. To the rear, there is a block-paved and flagged seating area with a lawned, south-facing garden bordered by hedges.

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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Upper Kell, HALIFAX

- THREE BEDROOM MID TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF WAINSTALLS
- MARKETING AT OFFERS OVER £260,000
- LARGE REAR SOUTH FACING GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115677 - 0003

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