



Talbot Rise, HALIFAX, HX2 8EJ

welcome to

Talbot Rise, HALIFAX

A fantastic opportunity to purchase a beautifully presented three bedroom terraced property situated in a popular part of Halifax. The property is finished to a high standard throughout and would be an ideal purchase for growing families. Contact us now to book your viewing!



Lounge

16' 4" max x 16' max (4.98m max x 4.88m max)

The lounge comprises of luxury vinyl flooring, ceiling spotlights, gas central heating radiator, media wall display, UPVC double glazed window to the rear elevation.

Kitchen

16' 2" x 13' 2" (4.93m x 4.01m)

The kitchen comprises of luxury vinyl flooring, gas central heating radiator, ceiling spotlights, integrated fridge and freezer, dryer, washing machine, microwave, matching wall and base units with work top over, five ring hob with fitted oven, UPVC double glazed window to the rear, UPVC double glazed patio door.

W/C

The downstairs W/c comprises of ceiling spotlights, gas central heated towel rail, corner wash basin, low level W/c.

First Floor Landin

The landing comprises of carpet flooring, gas central heating radiator, ceiling spotlights, UPVC double glazed window to the front elevation.

Bedroom One

12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom one comprises of luxury vinyl flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the front elevation.

En-Suite

The En-suite comprise soft luxury vinyl flooring, fitted walk in shower, ceiling spotlights, tiled walls, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

12' 5" x 7' 11" (3.78m x 2.41m)

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

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

Bathroom

The bathroom comprises of luxury vinyl flooring, tiled walls, ceiling spotlights, gas central heated towel rail, fitted vanity unit with wash basin, panelled bath with shower over.

Externally

Externally the property benefits from a flagged garden to the front and to the rear there is a lawned and paved seating area, two allocate parking spaces.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Talbot Rise, HALIFAX

- MODERN & BEAUTIFULLY PRESENTED THROUGHOUT
- GARDENS TO THE FRONT & REAR
- THREE BEDROOM TERRACED PROPERTY
- OFF STREET PARKING
- CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114530 - 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.

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