



Pilgrim View, Halifax HX2 0SY

welcome to

Pilgrim View, Halifax

Situated in a popular residential development, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout. The property features a modern dining kitchen, generous living areas, a principal bedroom with en-suite facilities, an enclosed rear garden,



W/C

Lounge

17' 3" x 11' 3" (5.26m x 3.43m)

Kitchen / Diner

19' 3" x 12' 8" (5.87m x 3.86m)

Landing

Bedroom One

13' 9" x 14' 3" (4.19m x 4.34m)

En-Suite

Bedroom Two

10' 1" x 18' 2" (3.07m x 5.54m)

Bedroom Three

11' 2" x 9' 7" (3.40m x 2.92m)

Bedroom Four

10' 2" x 7' 8" (3.10m x 2.34m)

Bathroom

Externally

Externally, the property enjoys a driveway and detached garage, while the rear garden features decked and pebbled seating areas, raised flower beds, and an AstroTurf lawn.

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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Pilgrim View, Halifax

- ***INTERNAL FEATURES COMING SOON***
- FOUR-BEDROOM DETACHED PROPERTY
- MODERNISED THROUGHOUT
- LAWNED GARDENS WITH DRIVEWAY AND DETACHED GARGAE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115797 - 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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