



White Birch Terrace, Halifax, HX3 5LH

welcome to

White Birch Terrace, Halifax

Sold with no onward chain is this spacious and two-bedroom mid-terrace property situated in the popular residential area of Wheatley. Offering generous accommodation throughout which could be of interest to the first time buyer, Investor and anyone looking to downsize. Contact us now to view!



Lounge

13' 8" x 13' (4.17m x 3.96m)

Kitchen

14' 6" x 5' 9" (4.42m x 1.75m)

Bedroom One

15' 10" x 8' 9" (4.83m x 2.67m)

Bedroom Two

14' 8" x 5' 9" (4.47m x 1.75m)

Bathroom

9' 3" x 4' 8" (2.82m x 1.42m)

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

White Birch Terrace, Halifax

- Sold with no onward chain
- Of interest to the first time buyer/Investor
- Two bedroom mid-terrace property in wheatley
- Offering spacious living accommodation
- Close to good schools & local amenities

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

offers in the region of

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115737 - 0004

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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