



Moins Close, Halifax HX2 8SB

welcome to

Moins Close, Halifax

William H Brown Estate Agents are delighted to bring to the market this two-bedroom semi-detached property. Benefiting from uPVC double glazing and gas central heating throughout, the property also features lift access to the first floor. The lift can be professionally removed prior to completion.



Lounge/Kitchen

19' 3" x 17' 10" (5.87m x 5.44m)

Landing**Bedroom One**

10' 9" x 14' 1" (3.28m x 4.29m)

Bedroom Two

8' 10" x 6' 10" (2.69m x 2.08m)

Bathroom**Double Garage**

15' 9" x 14' 1" (4.80m x 4.29m)

Externally

Externally the property benefits from a double garage and a decked area.

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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Moins Close, Halifax

- TWO BEDROOM SEMI-DETACHED PROPERTY
- MARKETING AT A PRICE OF OFFERS OVER £110,000
- THE PROPERTY HAS A LIFT ACCESS TO THE UPPER FLOOR
- DOUBLE GARAGE & REAR DECKED AREA
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115833 - 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.

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.



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