



Moor End Road, Halifax,

£100,000

122 Moor End Road, HALIFAX, HX2 0JB

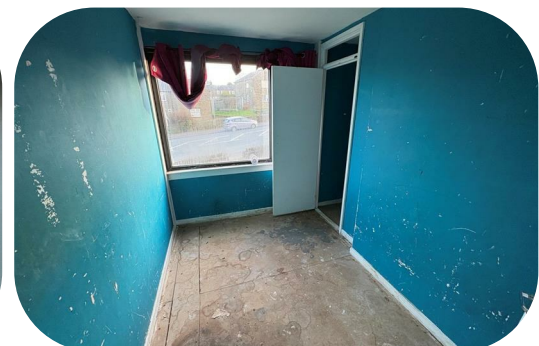
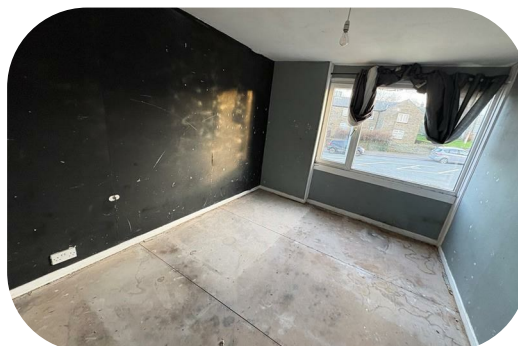
We are acting in the sale of the above property and have received an offer of £111,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** SEMI DETACHED HOUSE * THREE BEDROOMS * MODERNISATION & REPAIR REQUIRED *
* CLOSE TO AMENITIES * GARDENS FRONT & REAR ***

Three bedroom semi detached property in need of full modernisation and works throughout.

Situated on the outskirts of Halifax close to amenities, shops and local schools.

Briefly comprising entrance hallway, cloakroom/wc, dining kitchen, lounge, three first floor bedrooms and a house bathroom.
To the outside there are gardens to front and rear.



Entrance Hall

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin.

Lounge

13'3" x 14'3" (4.04m x 4.34m)

With double glazed window.

Dining Kitchen

19'8" x 9' (5.99m x 2.74m)

With fitted base units incorporating stainless steel sink unit, plumbing for auto washer and double glazed window.

First Floor

Bedroom One

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

With double glazed window.

Bedroom Two

8'5" x 9'3" (2.57m x 2.82m)

With double glazed window.

Bedroom Three

9'1" x 6'7" (2.77m x 2.01m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647, turn right onto Hall St N, turn left onto Mill Ln, continue onto Broad Tree Rd, left onto Ovenden Rd, right onto Shroggs Rd, at the roundabout turn right to stay on Shroggs Rd, left onto Hebble Ln, left onto Brackenbed Ln, right onto Mount Pellon Rd, left to stay on Mount Pellon Rd, continue straight onto Stretchgate Ln, right onto Pellon New Rd, continue onto Moor End Rd.

TENURE

FREEHOLD

Council Tax Band

C / Calderdale



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk