

Golf Crescent, Halifax, HX2 0LD

william
h brown

welcome to

Golf Crescent, Halifax

Spacious four-bedroom family home located in the highly sought-after Norton Tower area of Halifax. Extended to the rear with a substantial two-storey extension and additional single-storey extension, offering generous living accommodation throughout. Benefiting from a double garage.













Porch

Hall

Lounge
15' 9" x 12' 4" (4.80m x 3.76m)

Kitchen/Diner
18' 3" x 15' 3" (5.56m x 4.65m)

Bedroom One/Reception Room
13' 11" x 10' (4.24m x 3.05m)

First Floor Landing

Bedroom Two
16' 10" x 11' 7" (5.13m x 3.53m)

Bedroom Three
11' 6" x 11' (3.51m x 3.35m)

Bedroom Four
7' 11" x 7' 1" (2.41m x 2.16m)

Bathroom
13' x 6' 1" (3.96m x 1.85m)

Garage
23' 4" x 9' 6" (7.11m x 2.90m)

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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Golf Crescent, Halifax

- Extended semi-detached Four bedroom property
- Offering spacious family accommodation
- Double garage & gardens
- Popular location Norton Tower
- Situated close to amenities & transport links

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers over

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115881

The Property Ombudsman

Property Ref:
HFX115881 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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