



## 14 Lane Ends Terrace, Hipperholme, Halifax, HX3 8HJ

**\*\* OFFERED WITH NO CHAIN \*\* SOUGHT AFTER LOCATION \*\* PLEASANT OUTLOOK \*\***

Located in a sought-after residential location and being ideally situated for access to nearby towns and cities, this terraced under dwelling briefly comprises; Living room, fitted kitchen (with integrated appliances), double bedroom and combined bathroom/W.C. Externally, the property offers a low maintenance enclosed garden and garage. uPVC double glazing.

**£100,000**

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## ENTRANCE

Direct into lounge

## LOUNGE 14'4" x 13'2" (4.37m x 4.01m)

Good size lounge with electric wall mounted fire

## KITCHEN 7' (2.13) max x 5'8" (1.73) max

Compact kitchen with wall and base units, oven and two ring electric hob

## FIRST FLOOR

## BEDROOM ONE 14'6" x 13'2" (4.42m x 4.01m)

Good size bedroom with far reaching views

## BATHROOM/UTILITY 13'2" x 6'6" (4.01m x 1.98m)

Three piece bathroom suite with shower over bath, sink and W.C. Utility area with plumbing for washer and space for dryer

## OUTSIDE

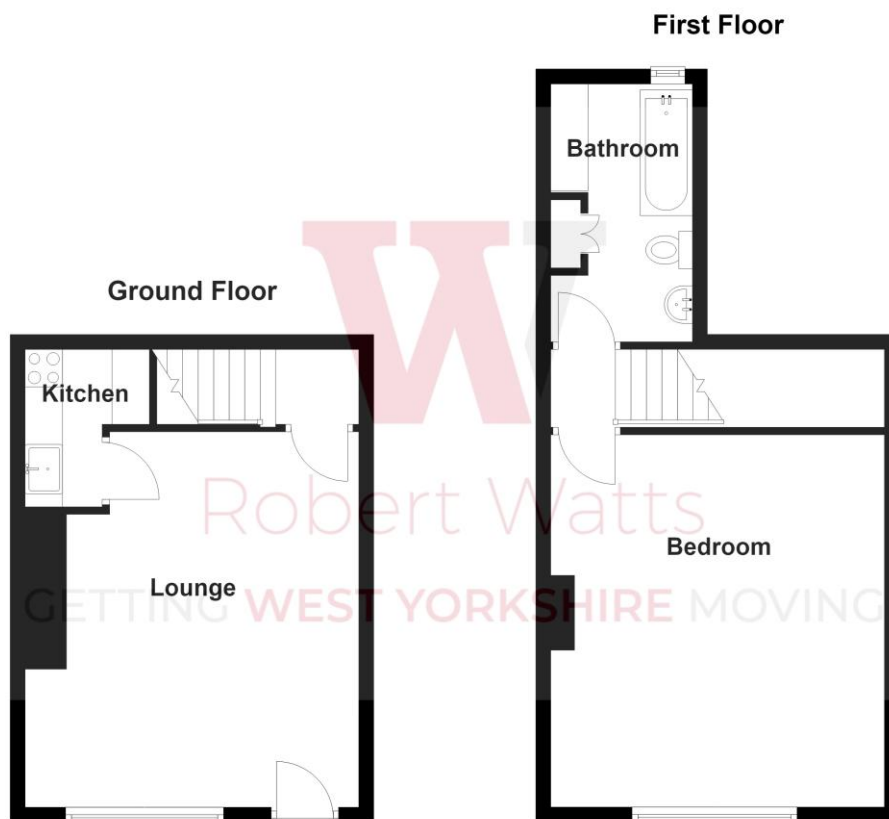
Good size gardens extending above the garage with far reaching views and Astro Turf lawn. Garage with up and over door

## BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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