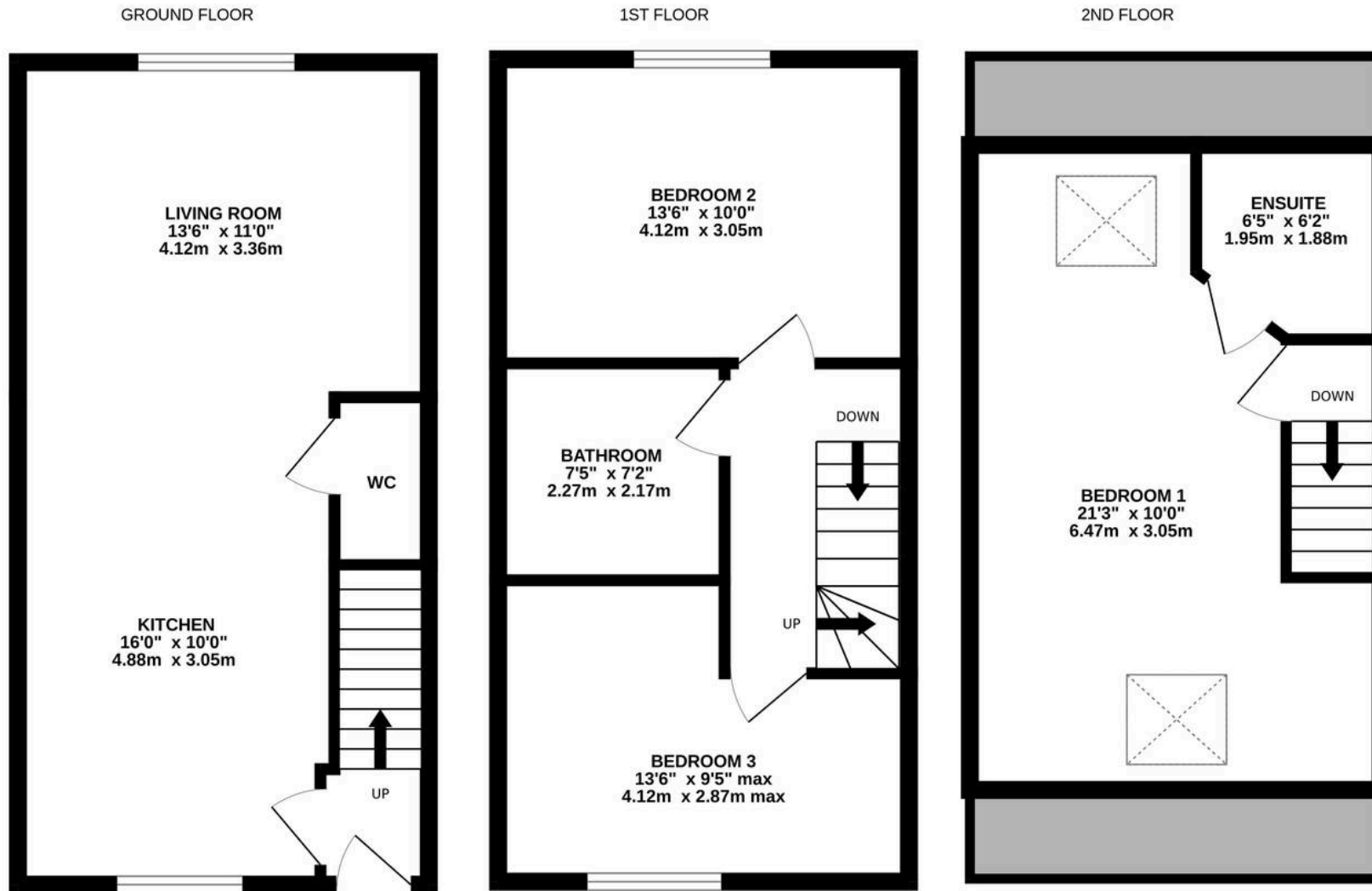




East View, Range bank, Boothtown
halifax

Offers in Region of **£250,000**



RANGE BANK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



East View, Range bank

Boothtown, halifax

East View (middle townhouse) provides comfortable well appointed accommodation ideal for a family and fitted to a generous specification. Property comes complete with floor coverings, internal engineered oak doors, pvcu double glazing, gas central heating system, security alarm. Briefly comprising to the ground floor entrance lobby, dining kitchen with a host of integrated appliances together with quartz worktops, living room with bi fold doors and downstairs WC. First floor landing with glass panelled balustrade leading to two good sized bedrooms and bathroom. Second floor, master bedroom with en suite shower. Externally there are two parking spaces at the front and a turfed garden at the rear.



Entrance lobby

This has a composite panelled and frosted double glazed door, ceiling light point, central heating radiator, there is a fitted entrance mat together with carpet which continues up the staircase and onto the main landing. From the lobby an engineered oak door opens into the dining kitchen.

Dining Kitchen -16' 0" x 10' 0" (4.88m x 3.05m)

This has inset led down lighters, central heating radiator, pvcu double glazed window, grey oak effect plank flooring and fitted with a range of matte graffite shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying Quartz worktops with matching splash backs, there is an inset 1 1/2 bowl sink with brushed stainless steel mixer tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over, electric double oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washer dryer and cupboard housing a Baxi gas fired central heating boiler. To one side an engineered oak door gives access to a downstairs WC.

Downstairs WC

With ceiling light, extractor fan, central heating radiator, grey oak plank effect laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splash back together with a low flush WC.

Living Room -13' 6" x 11' 0" (4.11m x 3.35m)

This is open plan to the dining kitchen and situated to the rear of the property enjoying a lovely aspect over the garden and woodland beyond with large aluminium double glazed bi fold door, there is a ceiling light point, high level double plug socket ideal for mounting flat screen tv and fitted carpet.



First Floor Landing

With glass panelled balustrade with oak hand rail, ceiling light point, fitted carpet, central heating radiator, useful storage cupboard with fitted shelving and staircase rising to the second floor. From the landing access can be gained to the following rooms..-

Bedroom Three

13' 6" x 9' 5" (4.11m x 2.87m)

With pvcu double glazed window with pleasant aspect over woodland, there is a ceiling light point, engineered oak door, central heating radiator and fitted carpet.

Bedroom Two

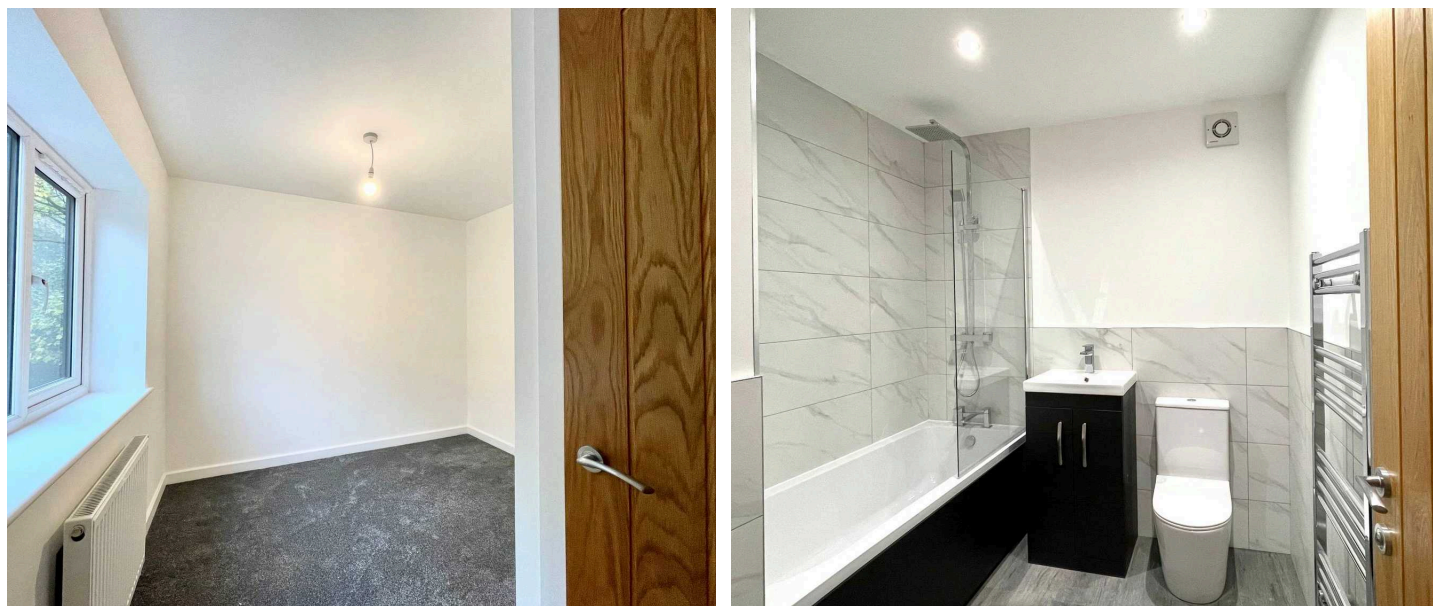
13' 6" x 10' 0" (4.11m x 3.05m)

This double room is situated to the rear of the property and has pvcu double glazed window looking out over the garden with a pleasant wooded aspect beyond, there is an engineered oak door, ceiling light point, central heating radiator and fitted carpet.

Bathroom

7' 5" x 7' 2" (2.26m x 2.18m)

With inset led down lighters, extractor fan, part tiled walls, grey plank effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting incorporating fix shower rose and separate hand spray, vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.





Second Floor Landing

With fitted carpet and ceiling light point. From here access can be gained to bedroom one.

Bedroom One

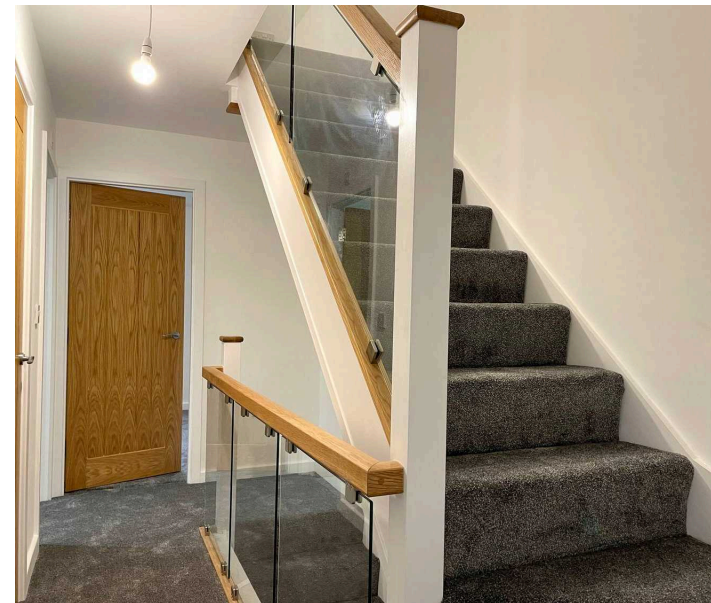
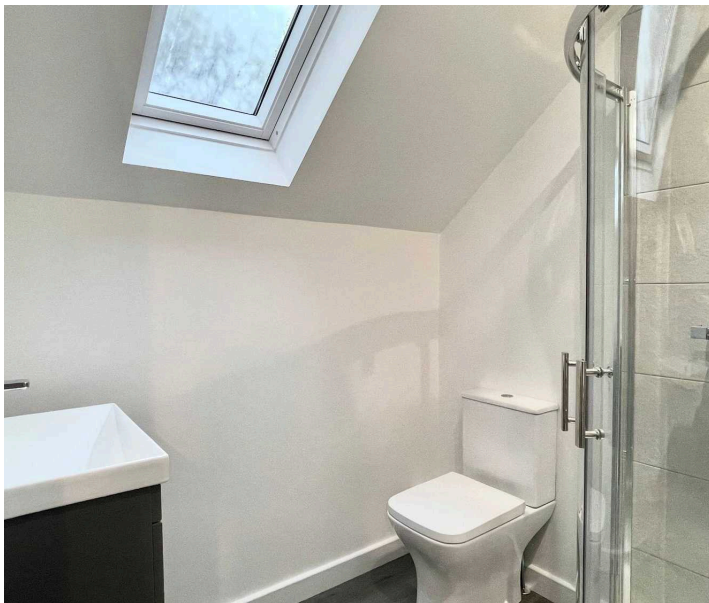
21' 3" x 10' 0" (6.48m x 3.05m)

As the dimensions indicate this is a spacious double room which has Velux double glazed window, ceiling light point, central heating radiator, engineered oak door and fitted carpet. To one side access can be gained to the en suite shower room.

En Suite Shower Room

6' 5" x 6' 2" (1.96m x 1.88m)

With Velux double glazed window, inset led down lighters, extractor fan, chrome ladder style heated towel rail, grey plank effect laminate flooring, engineered oak door and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap with tiled splash back, low flush WC and tiled shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



Garden/Parking

To the front of the property there is a tarmac parking area for two cars together with EV charging point, outside lighting and outside cold water tap. To the rear of the property there will be a turfed lawned garden.



Additional Details

Windows- pvcu with charcoal grey exterior and white interior Construction- Epoch tumbled art stone Heating- gas fired central heating system with Baxi boiler Security- fitted alarm Warranty- architect certificate with Stott Thompson Architects Electrics- Cat 5 external power point and electric car charging point Reservation fee- £500 non refundable

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT Unauthorised reproduction prohibited.

FREE VALUATIONS If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000