



15 Springfield Avenue, Honley, Holmfirth, HD9 6ED

£250,000

bramleys

A rare opportunity to purchase a good sized detached bungalow within the highly sought after village of Honley, this 2/3 bedroom detached bungalow sits on a good sized corner plot with open views. Offering flexible living accommodation which comprises:- entrance hall, lounge, dining room, kitchen, rear porch, WC, 2 bedrooms, sitting room/occasional bedroom, conservatory and bathroom.

Externally the property has garden areas to 3 sides, attached garage and a driveway which provides off road parking.

Now in need of modernisation, the bungalow presents an exciting opportunity to create a personalised home in a desirable location.

Offered with vacant possession and no upper chain, this property forms an ideal purchase for those looking towards retirement or alternatively families seeking single level living, with scope to improve.

An internal viewing is highly recommended to truly appreciate what this home has to offer.



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

With a useful built-in storage cupboard.

Lounge

18'10" x 11'10" (5.74m x 3.61m)

A most spacious reception room, fitted with a uPVC double glazed window to the front elevation and a gas fireplace with decorative surround.

Bedroom

11'11" x 11'8" (3.63m x 3.56m)

With useful built-in wardrobes which provide hanging and shelving space, and a uPVC double glazed window to the front elevation.

Dining Room

12'10" x 10'1" (3.91m x 3.07m)

With a uPVC double glazed window to the side elevation and a door which leads through to the kitchen.

Kitchen

10'10" x 7'5" (3.30m x 2.26m)

With a range of wall, drawer and base units, laminate work surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink and drainer unit. Integral appliances include a 4 ring gas hob with extractor hood above, double shoulder level oven, and space for a dryer. The kitchen is also fitted with a uPVC double glazed window to the rear elevation and a door which leads into the rear porch.

Rear Porch

Having a wall mounted heater, uPVC double glazed door

leading out to the rear garden, door leading into the garage and further door to the WC.

WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash hand basin. There is also a uPVC double glazed window to the rear elevation.

Sitting Room/Occasional Bedroom

7'3" x 8'10" (2.21m x 2.69m)

Having useful built-in storage cupboards, access to the loft via a loft hatch and uPVC double glazed doors which lead into the conservatory.

Conservatory

10'3" x 8'0" (3.12m x 2.44m)

Having uPVC double glazed windows to three sides and a uPVC double glazed door which gives access to the rear garden.



Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash hand basin, walk-in shower cubicle with showerhead attachment and panelled bath. There are tiled splashbacks and a double glazed window to the rear elevation.

Bedroom

7'10" x 14'3" max (2.39m x 4.34m max)

With useful built-in wardrobes which provide shelving and hanging space, together with a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a paved driveway which provides off road parking for multiple cars and in turn leads to the attached garage. There is also a lawned garden with shrub borders and steps which lead up to the front door. There is a further garden to the side of the property, which is laid predominantly to lawn, with shrub borders and a path leads to the rear. The rear garden has a low maintenance pebbled area, flagged patio area and lawn.

Garage

9'6" x 15'9" (2.90m x 4.80m)

Having a window to the side elevation and up and over door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the centre of Honley village via the mini roundabout, taking the first exit into Moor Bottom. After a short distance bear left into Bradshaw Road and then turn left into Long Lane. Springfield Avenue will be found as a turning on the left hand side. The subject property will be found immediately on the right, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

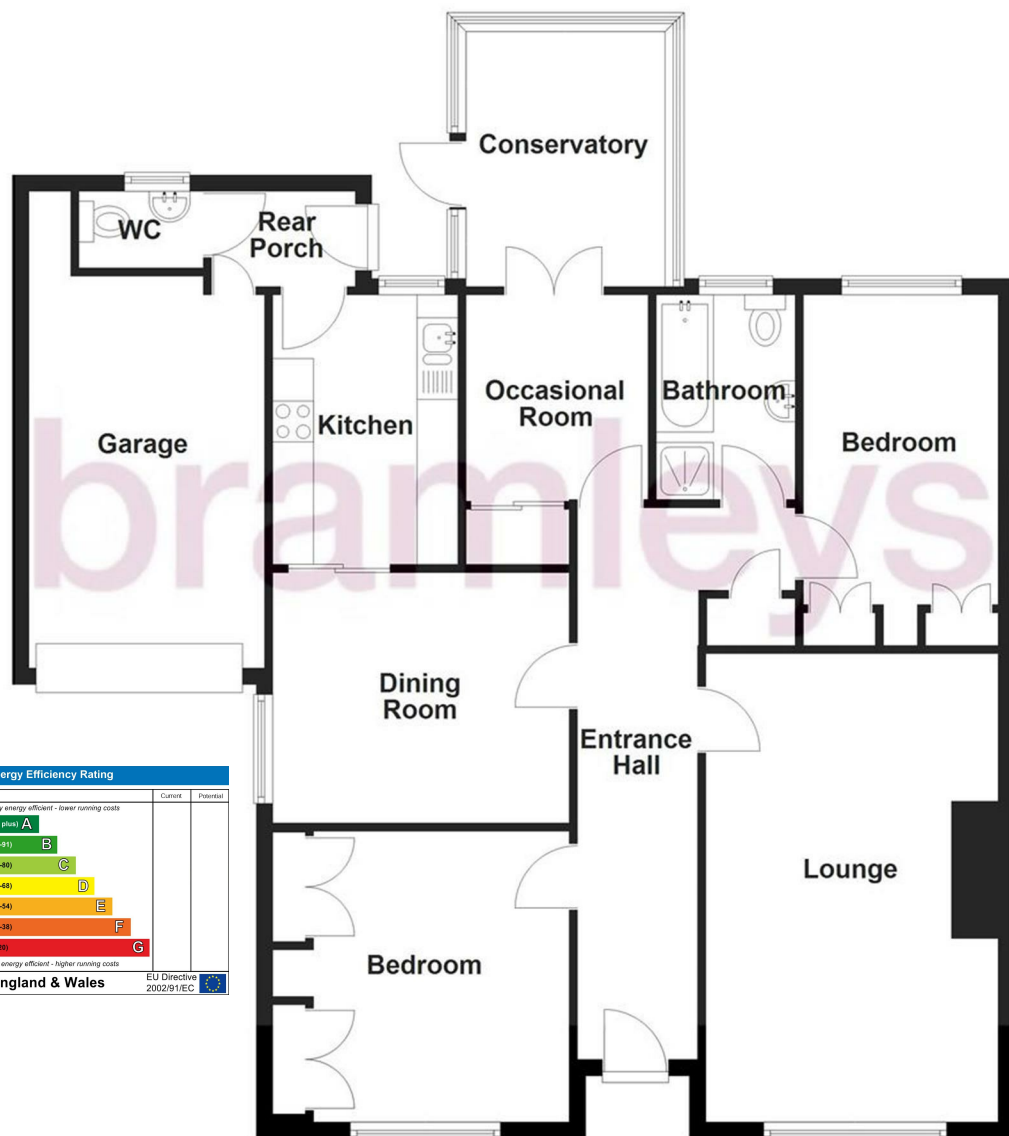
VIEWINGS:

Please call our office to book a viewing on 01484 530361.





Ground Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	Current
(81-91)	B	
(69-80)	C	Potential
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

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