



117 Halifax Road, Staincliffe, Dewsbury, WF13 4BD

Offers Over £175,000

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Offered for sale with no onward chain is this deceptively spacious end terraced house. Formerly two properties, this ideal family sized home is well presented throughout and really must be viewed to be appreciated. Having undergone a programme of updating works, the property offers three bedroomed accommodation and has a modern kitchen with integrated appliance and a contemporary bathroom. Externally there is a rear garden along with driveway parking and a detached single garage. Located within easy reach of local amenities, well regarded schooling and major road and rail links, this would make an ideal base for any purchaser.



GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC double glazed door and having stairs to the first floor. A further door leads into the Dining Kitchen.

Dining Kitchen

17'3" x 13'2" max (5.26m x 4.01m max)

This modern and spacious Dining Kitchen has been recently refitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen are many appliances including a four ring hob with extractor over, an oven and grill, a fridge and freezer, a dishwasher and an automatic washing machine. A uPVC double glazed window overlooks the front and there is a central heating radiator.

Lounge

20'7" x 16'8" max (6.27m x 5.08m max)

This good sized Living room has a useful understairs store cupboard, 2 central heating radiators and a uPVC double glazed window. Complimentary built in cupboards and shelving are fitted into the recesses and there is a central fireplace.

Porch

With a exterior door out the the rear garden.

FIRST FLOOR

Landing

Having access to a loft and second loft entry in the rear bedroom.

Bedroom 1

15'0" x 10'3" (4.57m x 3.12m)

Located to the rear, this well presented bedroom has a uPVC double glazed window and a central heating radiator.

Bedroom 2

17'4" x 10'3" mac (5.28m x 3.12m mac)

A good sized second bedroom with a central heating radiator and a uPVC double glazed window to the front.



Bedroom 3

12'2" x 6'02 plus recess (3.71m x 1.88m plus recess)

Overlooking the rear and having a central heating radiator and a uPVC double glazed window.

Bathroom

This contemporary bathroom has been recently refitted with a modern 3 piece suite comprising of a shaped bath with shower over and screen, a wash basin with under storage and a WC. There is complimentary wall and floor tiling, a uPVC double glazed window and underfloor heating.

OUTSIDE

To the rear is an enclosed garden area with lawn and pathway. Beyond the garden is driveway parking alongside a single garage with up and over door, power and lighting.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

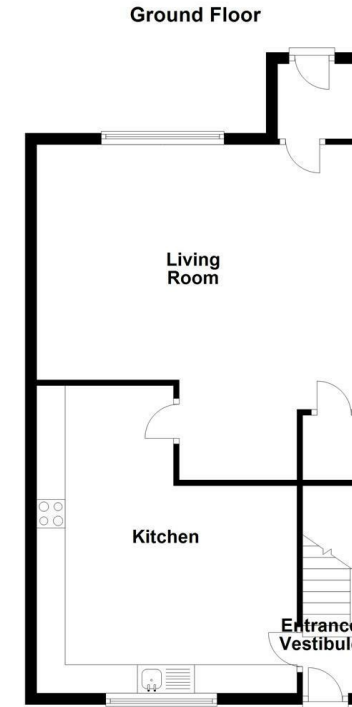
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MORTGAGES:

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.



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

