





15 CROMWELL CLOSE

SOUTHOWRAM | HX3 9SH

This newly renovated one bedroom corner terrace occupies a generous plot at the top of a quiet cul-de-sac in the highly desirable village of Southowram.

Available with no onward chain, the property has been updated throughout with new windows, doors, kitchen, shower room and electric heating.

Externally the property benefits from a newly fenced, enclosed garden and allocated off street parking.

This property would be ideal for first time buyers, downsizers or investors seeking a property ready to move straight into.



GROUND FLOOR

Porch
Living Room
Kitchen

FIRST FLOOR

Bedroom
Shower Room

COUNCIL TAX

A

EPC RATING

E

INTERNAL

Entering the property from the newly enclosed and tiled porch, you step into the living room with a dual aspect and boasting a light and airy feel. The room further benefits from wood effect flooring and a pair of new electric radiators.

The kitchen houses white base unit cupboards with a wood effect worktops, there is integrated electric under counter oven with separate electric hob and filter canopy above, an integrated fridge freezer, and plumbing for a washing machine.

Taking the stairs to the first floor landing, there is a double bedroom with ample storage. The first floor shower room boasts a tiled shower cubicle with electric shower, wash basin and WC.

EXTERNAL

Occupying a generous corner plot the property enjoys an enclosed lawned garden.

Off-road parking is provided in the form of and allocated space along with visitor parking.

LOCATION

Cromwell Close is located in Southowram village, within easy walking distance of the good amenities which include a village school, doctors surgery, pharmacy, general store, post office, farm shop, pub and regular bus service. The more extensive amenities of Brighouse are just a 5-min drive away.

The M62 motorway is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds. There is bus service from nearby, and a mainline railway stations in Brighouse and Halifax.

SERVICES

All mains services. UPVC double glazing, and electric heating.

DIRECTIONS

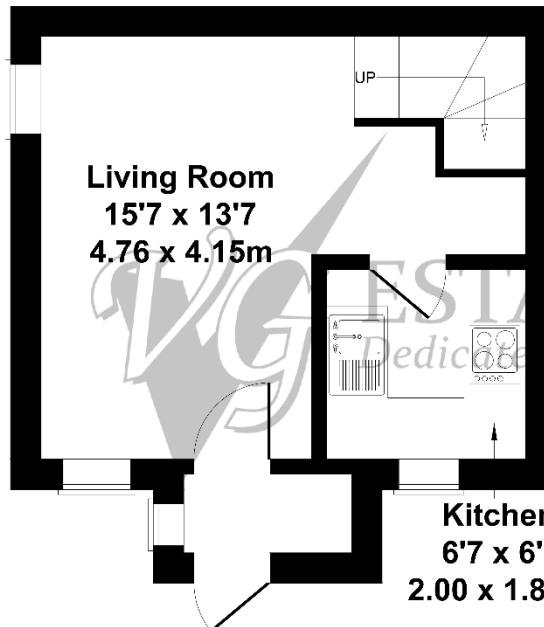
From Halifax town centre take the A58 towards Bradford. On reaching the bend in the road before reaching Shibden Park, take the right turn into Godley Branch Road turning into Beacon Hill Road. Following the windy road ahead, and on reaching Bank Top, continue ahead and proceed through the village, passing the school and village shops. At the next junction, turn left into Cain Lane, and second left into Cromwell Lane. Turn left into Cromwell Close, No.15 is to be found at the top of the cul-de-sac on the right, identified by our for sale board.



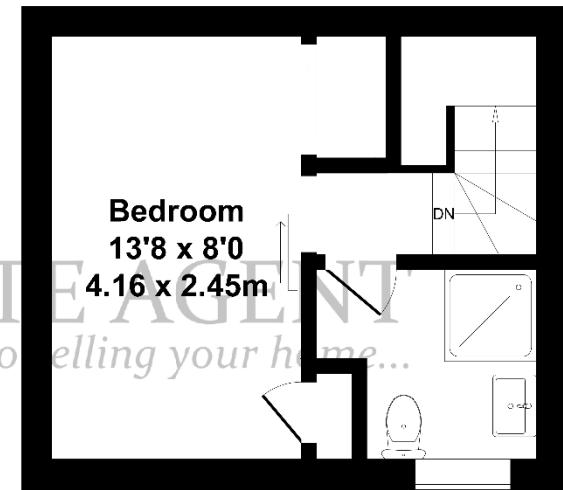


Approximate Gross Internal Area

441 sq ft - 41 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.