



7 Upper Pule, Swales Moor Road

Halifax, HX3 6UF

£160,000 Leasehold





A fantastic opportunity has arisen to purchase this stone built, detached home in the popular residential area of Ploughcroft, close to Halifax Town centre and Shibden Valley. Boasting an upside down layout which takes advantage of the stunning views, this unique home provides two bedroom, split level accommodation and an enclosed paved garden area. Whilst the property would require some internal refurbishment to suit ones own style and taste, it benefits from gas central heating, uPVC double glazing, and is available with no upper chain.

Please note the property is currently tenanted on a Fixed Term AST which has rolled over to a monthly periodic. Vacant Possession is expected by Mid June 2025.

Location

The sought after area of Ploughcroft boasts many bridleways, public footpaths and cycle routes heading through, and over, the Shibden Valley. The property is located on Swales Moor Road, opposite the driveway entrance for Pule Hill Farm and just up from the junction where Swales Moor Road meets Bradford Old Road, Ploughcroft Lane and Lee Lane. Halifax town centre is just a short drive away with excellent amenities and public transport links including both bus and railway stations.

Accommodation

A uPVC door gives access into the entrance hallway with open staircase to the first floor and steps on the left leading down to the bedrooms. On the right, the spacious shower room features a white suite comprising of low flush WC and wash hand basin with mixer tap over and vanity cupboard beneath. There is a walk in shower cubicle with glass screen, part tile and part uPVC panelled walls and a wall mounted mirrored cabinet. The principal bedroom is a generous double and enjoys dual aspect windows and exposed beams to the ceiling. There is a good sized second bedroom with window to the side elevation.

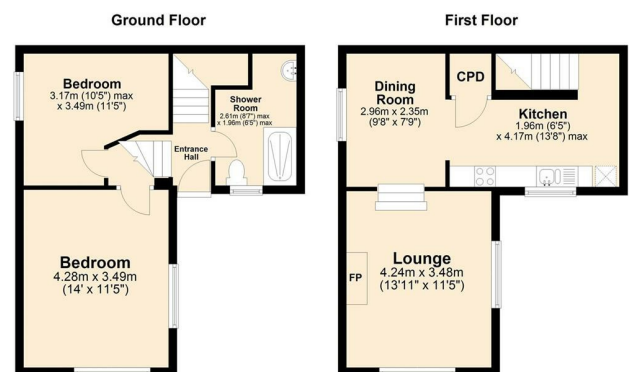
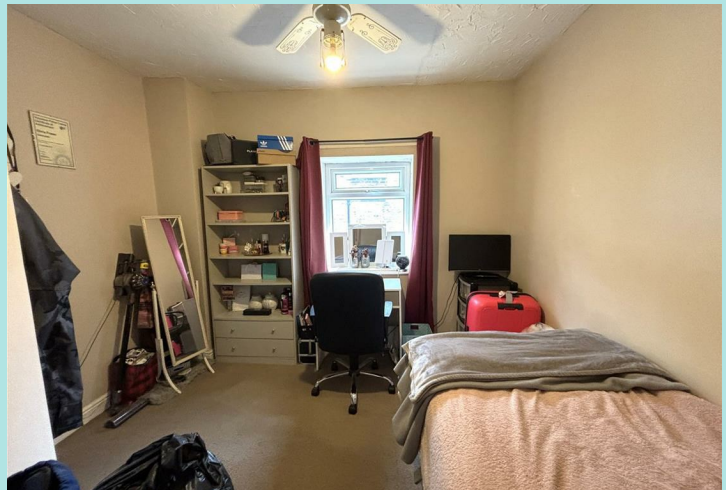
Continuing up to the open plan first floor, the stairs lead directly into the kitchen which benefits from a good range of base, wall and drawer units with space for a fridge freezer, plumbing for a washing machine and an integrated electric oven. Contrasting worktops incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and a four ring gas hob with extractor above. There is a useful, large walk in cupboard. An open archway gives access to the dining room with a window to the side elevation. There is a further open archway with stairs leading down into the lounge which enjoys dual aspect windows, exposed beams to the ceiling and fireplace with timber surround.

Externally the property benefits from a low maintenance, enclosed paved garden area with stone wall and fenced boundary.

Lease Details

The property is Leasehold on an 800 year term from 1 January 1996, with approximately 771 years remaining.

We understand a Ground Rent of £50 per annum is payable, with £0 Service Charge.



Council tax band: B
EPC rating: D
Ground rent: N/A
Service charge: N/A

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