



The Chimes, Holme House Mews Wakefield Road, Lightcliffe, HX3 8TY
Offers Over £200,000

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REQUIRING MODERNISATION and improvement works, however this has been reflected within the REDUCED asking price. Offered for sale is this 2 bedroom, semi-detached dormer cottage bungalow, in this highly desirable location of LIGHTCLIFFE. Having bedroom and bathroom to both the ground and first floors. The property provides versatile accommodation and would make an ideal purchase for those looking towards retirement. With gas fired central heating, uPVC double glazing and single garage. With accommodation briefly comprising:- entrance hall, lounge, dining hall, kitchen, bedroom 2, bathroom, first floor landing, bedroom 1, store room and shower room.
Energy Rating: TBA



GROUND FLOOR:

Enter the property through a side external door into:-

Entrance Hall

Lounge

18'0" x 13'10" plus bay (5.49m x 4.22m plus bay)

This spacious reception room has 2 central heating radiators, a uPVC double glazed bay window overlooking the front elevation and a fitted fireplace.

Dining Hall

12'11" x 11'9" (3.94m x 3.58m)

With a central heating radiator, uPVC double glazed window and an open tread staircase which leads up to the first floor.

Kitchen

11'9" x 11'7" (3.58m x 3.53m)

Fitted with a range of wall, drawer and base units with working surfaces over. There is a gas cooker point, 1.5 bowl stainless steel sink with mixer taps and side drainer, uPVC double glazed windows to both front and side elevations, plumbing for a washing machine and plumbing for a dishwasher.

Bedroom 2

14'3" x 12'10" (4.34m x 3.91m)

Fitted with a bank of fitted 10 door wardrobes which provide hanging and shelving facilities. There is also a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There is also a central heating radiator, fully tiled walls and a uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

14'2" x 13'10" (4.32m x 4.22m)

Fitted with a uPVC double glazed window which provides far reaching rural views. There is also a central heating radiator and built-in 7 door wardrobes.



Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower cubicle.

Walk-in Store Room

Accessed from the landing, this room provides useful storage space.

OUTSIDE:

The property has a small cottage garden area to the front. A single garage is located within a garage block which is approximately 40 yards from the property.

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 Halifax via Halifax Road (A58) and proceed all the way to the main set of traffic lights at Hipperholme. At these lights continue straight ahead and then immediately right onto Wakefield Road. Continue along Wakefield Road for approximately 1 mile and turn left into Holme Mews. Bear right and follow the lane round to the back where the property can be located.

TENURE:

Freehold

COUNCIL TAX BAND:

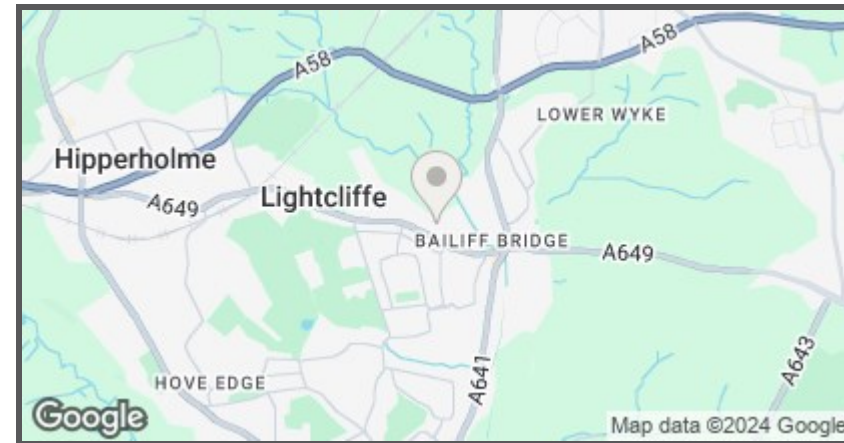
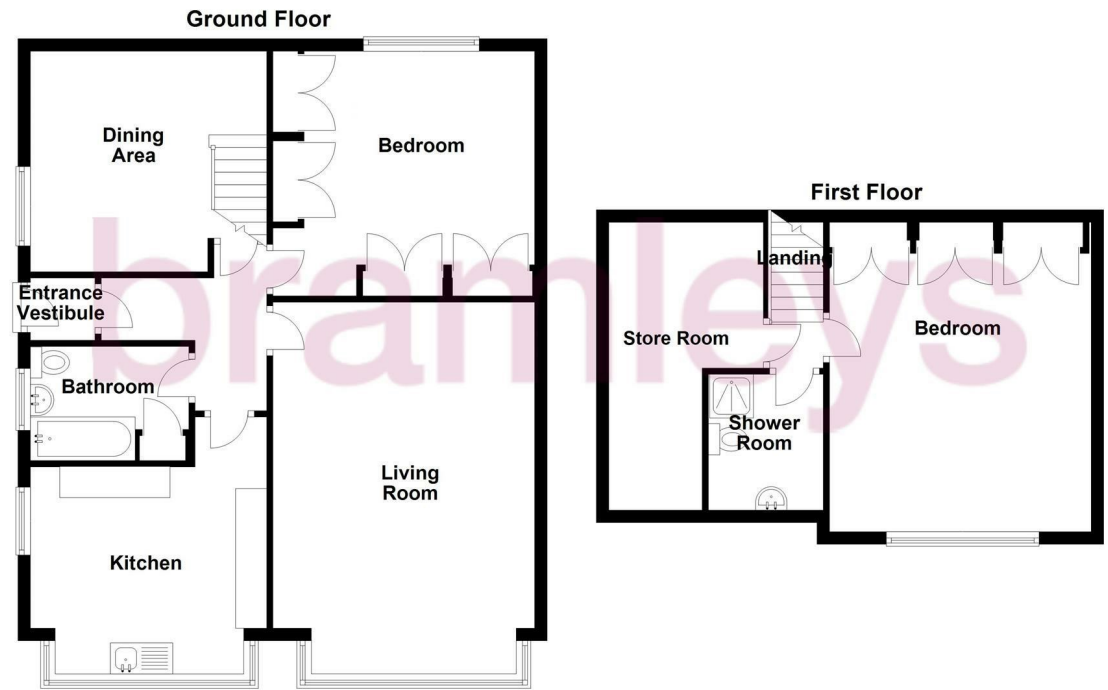
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MORTGAGES:

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
192 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		51
(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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