



Apartment 11, Burrwood Court Stainland Road, Holywell Green, Halifax,  
£160,000

**bramleys**



Offered for sale is this second floor apartment, within the prestigious Burrwood Court development. Providing spacious 2 bedroom accommodation, the apartment enjoys rural views to the front, together with access to the amenities nearby in Holywell Green and West Vale, together with commuter links to Huddersfield, Elland, Halifax and Brighouse.

Forming an ideal purchase for the buy-to-let investor or professional couple alike, the accommodation provides a living/dining room, master bedroom with en suite, bedroom 2 with access to the bathroom. On-Street parking is available on Stainland Road.

An early viewing is recommended to appreciate the position, views and space this property has to offer.

Energy Rating: B



## SECOND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

With a central heating radiator, sunken LED lighting, video entry phone system and a set of double doors lead into the utility cupboard, which is plumbing for a washing machine.

### Living / Dining Kitchen

19'6" x 19'0" (5.94m x 5.79m)

A most spacious dining kitchen which has a set of 3 uPVC double glazed patio doors, each with its own Juliet balcony. There are a range of matching wall and base units with a wealth of integrated appliances including 4 ring gas hob with overhead extractor fan and light, integral fridge, freezer, dishwasher and oven with grill. There is a stainless steel sink with mixer taps and side drainer, oak flooring to the kitchen area, wall mounted electric heater, central heating radiator and sunken LED lighting.

### Master Bedroom

16'7" x 9'1" (5.05m x 2.77m)

A most spacious master bedroom, which is fitted with a uPVC double glazed window which provides a rural open view. There are a set of uPVC double glazed, French doors with Juliet balcony, a central heating radiator, sunken LED lighting and an access door to the en suite.

### En suite Shower Room

Being part tiled to the walls, having a 3 piece suite comprising of a low flush WC, hand wash basin and double width walk-in shower cubicle with glazed screen. There is oak flooring, a large vanity mirror and chrome heated towel rail.

### Bedroom 2

13'2" x 8'3" (4.01m x 2.51m)

With sunken LED lighting, central heating radiator and uPVC double glazed windows to the front which provide far reaching views. An access door leads into the jack-and-jill en suite/bathroom.

### En suite/Bathroom

Being part tiled to the walls, having a 3 piece suite comprising of a low flush WC, hand wash basin and a tiled panelled bath with mixer taps and overhead shower with screen. There is also a chrome ladder style radiator.



## 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 our Elland office via Victoria Road, continue straight up Victoria Road passing Brooksbank High School on the left. Proceed down Broad Car Lane into Holywell Green, continue along Station Road to the brow of the hill, at the junction here turn right onto Stainland Road, where the gated entrance in to Burrwood Court can be found after a short distance on the left hand side.

## >>>TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years less three days starting on 24 June 2009

Ground Rent; XXX

Service Charge: XXX

Please note, we advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

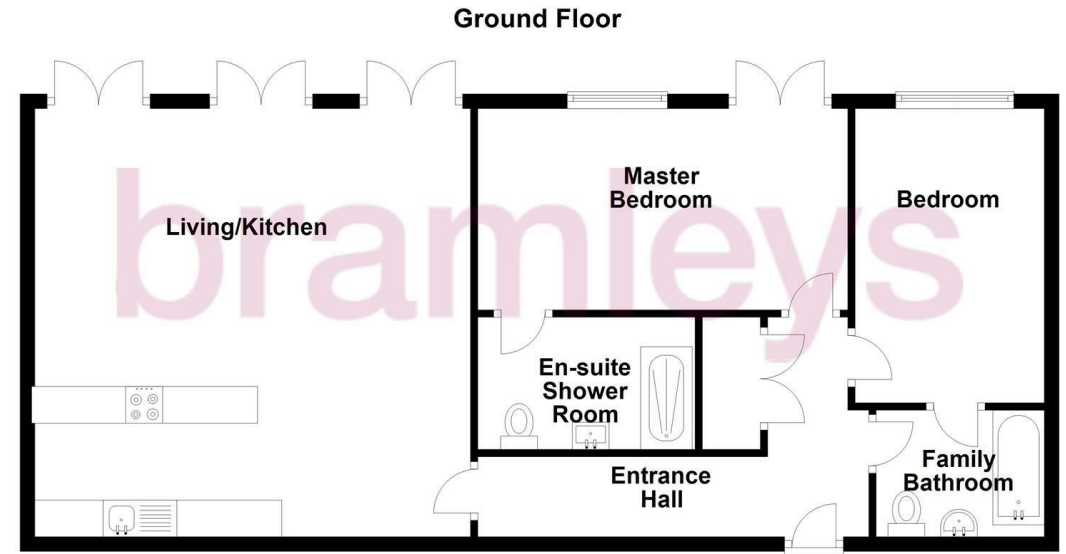
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## MORTGAGES:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

