



43 Exley Gardens, Exley, Halifax, HX3 9EE
Offers In The Region Of £100,000

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This mid terraced property provides 2 double bedroom accommodation, together with a generous lounge and dining kitchen to the ground floor. Conveniently placed for access to Halifax, Elland and the M62 motorway network, the property has uPVC double glazing and does require some further modernisation, which has been reflected within the asking price.

With accommodation briefly comprising:- entrance lobby, lounge, dining kitchen, pantry, first floor landing, 2 bedrooms and bathroom. Externally there are gardens to both the front and rear.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Lobby

With a staircase rising to the first floor and a door accessing the lounge.

Lounge

13'8" x 12'2" max (4.17m x 3.71m max)

A good sized reception room which is positioned to the front of the property, having a uPVC window with tiled fireplace and electric fire. A door leads to the dining kitchen.

Dining Kitchen

12'2" x 7'3" (3.71m x 2.21m)

Having uPVC window which overlooks the rear garden. Doors also provide access to the pantry and useful understairs store cupboard. A uPVC external door provides access to the rear of the property.

Pantry/Kitchen

7'5" x 2'11" (2.26m x 0.89m)

Fitted with a stainless steel sink unit with side drainer, a range of wall units and a uPVC window.

FIRST FLOOR:

Landing

With a loft access point.

Master Bedroom

15'4" max x 11'0" (4.67m max x 3.35m)

With a decorative fireplace and uPVC window to the front elevation.

Bedroom 2

10'0" x 9'4" (3.05m x 2.84m)

Positioned to the rear of the property, having a uPVC window.

Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and panelled bath with part tiling to the walls and a built-in store cupboard with uPVC window.

OUTSIDE:

To the front of the property there is an enclosed paved garden area which could provide off road parking (subject to any necessary consents). To the rear of the property there is a generous sized garden which comprises of a patio seating area and lawn.

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 Elland via Southgate, turning left at the roundabout into the Elland Riorges Link. Turn



left at the next roundabout into Huddersfield Road, which becomes Briggate and follow the road round to the right, passing over Elland Bridge and then bear right into Park Road. After passing under the first bridge, turn left into Exley Lane passing through the village of Exley and shortly after passing Siddal rugby club turn right into Exley Gardens, bear left and continue along Exley Gardens where the property can be found on the left hand side.

>>>>>TENURE:

Freehold
 Leasehold - Term: XXX years from XX/XX/XX
 / Rent: £XX
 Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

COUNCIL TAX BAND:

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MORTGAGES:

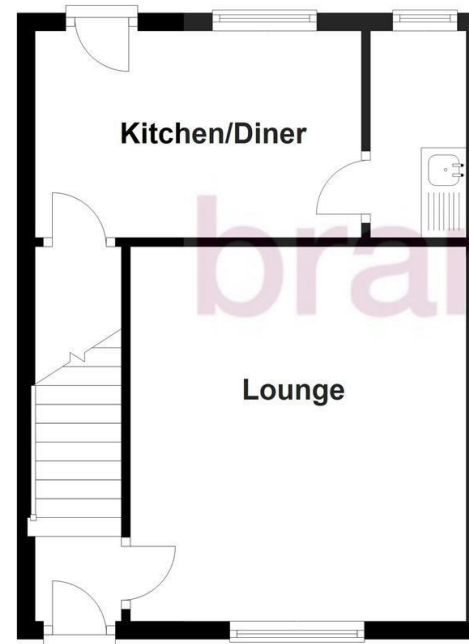
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage

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.

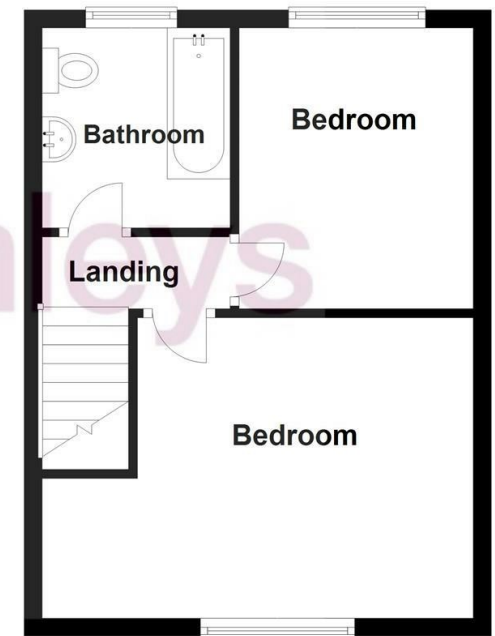
ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor



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

