



2 Sunnyside, Holywell Green, HX4 9JW

£175,000

bramleys

This brick built, 2 bedroom semi-detached property is situated in this popular and much sought after semi-rural location. Having views to both the front and rear, the property would make an ideal purchase for the first time buyer or investor buyer alike.

Sowood is a popular, semi-rural village with easy access to both J.23 and J.24 of the M62 motorway network, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

With gas fired central heating and uPVC double glazing, the property is being offered for sale with vacant possession, upon legal completion.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a uPVC double glazed external door.

### Entrance Hall

With a central heating radiator and in turn leads through to the lounge.

### Lounge

13'6" x 12'0" (4.11m x 3.66m)

Having a gas and pebble effect living flame fire, set on to a marble hearth and backdrop with pine fire surround and mantel. There is a central heating radiator, picture rail decor, ceiling coving and uPVC double glazed window to the front, with rural views.

### Breakfast Kitchen

15'3" x 7'5" (4.65m x 2.26m)

Fitted with a range of matching wall, drawer and base units with laminated work surfaces and part tiled walls. There is a 4 ring electric hob with overhead extractor fan and light, split level oven and grill, plumbing for a washing machine, 1.5 bowl Asterite sink unit with mixer taps and side drainer, uPVC double glazed window and a rear access door. The kitchen also has a central heating radiator and built-in pantry cupboard.



## FIRST FLOOR:

### Landing

Having a uPVC double glazed window.

### Bedroom

12'6" x 11'4" (3.81m x 3.45m)

Situated to the front of the property, with a uPVC double glazed window which provides superb far reaching rural views. This room also has a central heating radiator.

### Bedroom

10'0" x 8'1" (3.05m x 2.46m)

Peacefully situated to the rear of the property with outstanding far reaching views. There is also a central heating radiator and uPVC double glazed window.

### Shower Room

Furnished with a 3 piece white suite comprising low flush WC, vanity wash basin with chrome mixer taps and drawer beneath, together with a double width walk-in shower cubicle which is





**TENURE:**

Freehold

**COUNCIL TAX BAND:**

B

**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.

fully tiled to the walls and has a rainwater head and additional hose. There is a uPVC double glazed window and 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.

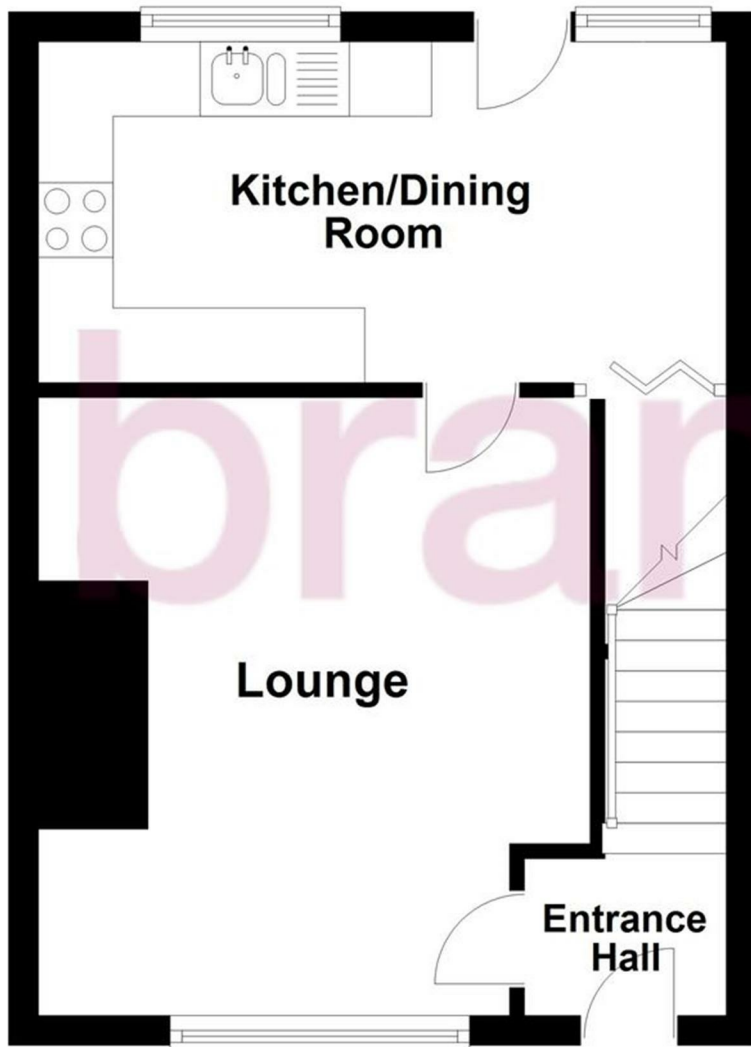
**DIRECTIONS:**

Leave our Elland office travelling up Victoria Road bearing left on the bend into the continuation of Victoria Road. Continue up passed the Brooksbank High School and follow the road as it becomes Station Road. At the top of the road bear left onto Stainland Road and continue along passing through the village of Stainland and into the village of Sowood. After passing Sowood Pre-school on the left, continue for a short distance where Sunnyside will be found as a turning on the left hand side. No.2 will be identified by a Bramleys for sale board.

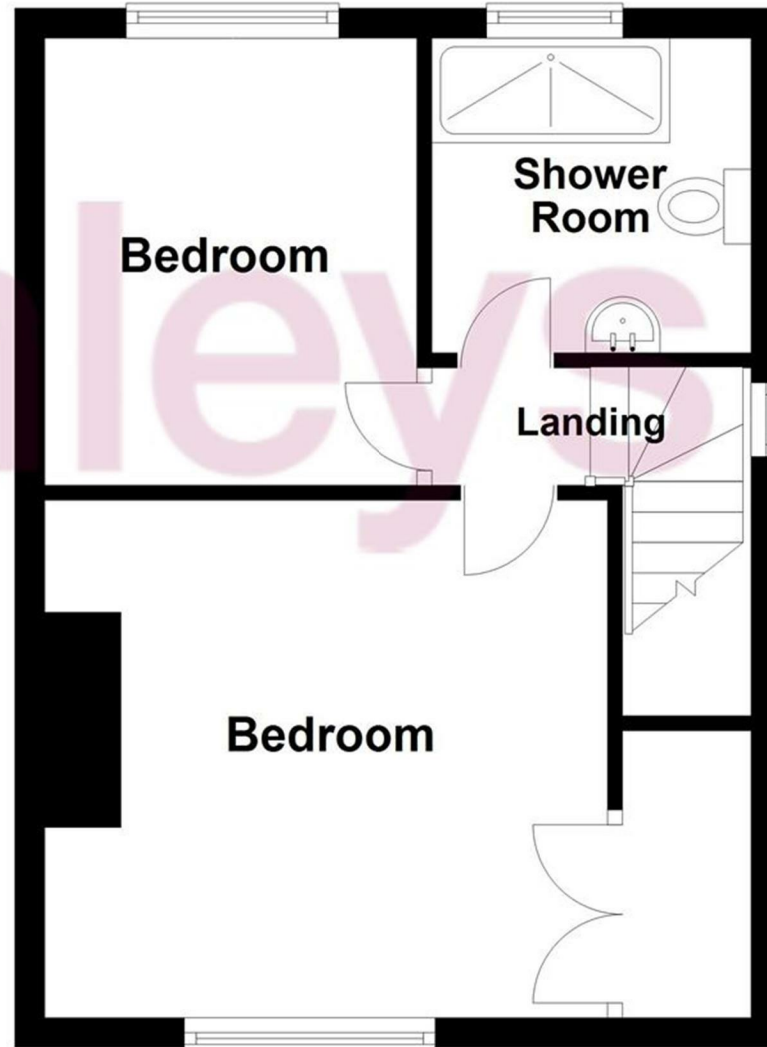




# Ground Floor



# First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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