



12 St. Giles Road, Lightcliffe, Halifax, HX3 8BG

£135,000

bramleys



Welcome to St. Giles Road, Lightcliffe - a charming location that sets the scene for this delightful through terrace property. This two-bedroom mid-terrace house with the benefit of a rear garden is nestled in the sought-after area of Lightcliffe, offering a perfect blend of comfort and convenience.

As you step inside, you'll be greeted by a modern interior that is sure to impress. The property boasts a cosy reception room, ideal for relaxing. With two bedrooms, there is ample space for a small family, a couple, or even as an investment opportunity.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this property offers vacant possession and no upper chain, making the process smooth and hassle-free.

Don't miss out on the chance to own a property that is not only modern throughout but also situated in a popular and thriving neighbourhood. Embrace the warmth and character of this house and make it your own.

EPC Rating: E



GROUND FLOOR

LOUNGE

14'6 x 12'6 (4.42m x 3.81m)

The focal point of the room is the pebbled effect electric fireplace with mantel and surround. There is an external uPVC door and a uPVC double glazed window to the front elevation.

KITCHEN

6'2 x 6'1 (1.88m x 1.85m)

With a range of wall, drawer and base units, laminate wood effect worksurfaces, stone splashbacks and a central heating radiator. Integral appliances include a four ring gas hob with oven and extractor hood over. Having a stainless steel sink and drainer unit, uPVC double glazed window and a uPVC door to the rear elevation. the kitchen benefits from having an under stairs store, where there is a uPVC double glazed window to the rear elevation.



FIRST FLOOR

LANDING

Having a uPVC double glazed window to the rear elevation and access to the loft via a loft hatch.

BEDROOM

12'4 x 7'2 (3.76m x 2.18m)

Having a central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM

12' x 10'11 (3.66m x 3.33m)

With an inbuilt storage cupboard, a central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A three piece suite comprising of a low flush w.c, pedestal wash hand basin with vanity unit under and a panelled bath with showerhead attachment. Having tiling to the splashbacks, a central heating radiator and a uPVC obscure double glazed window to the rear elevation.

OUTSIDE

To the rear of the property there is a pebbled area ideal for alfresco dining, having fenced boundaries. There is also a shared ginnel providing access to the front of the property.

To the front of the property there is a flagged pathway leading to the front door.

001 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.



002 DIRECTIONS:

Leave Halifax train station heading east on The Headrow/A660 toward Albion Street.
Turn right onto Park Row.
Turn left at the 1st cross street onto Boar Lane/A61.
Use the left lane to turn slightly left onto Bishopgate Street/A61.
Continue to follow A61 for about 0.5 miles.
Keep left to continue on A58(M), following signs for Inner Ring Road/Halifax/Bradford.
Continue onto A58(M).
Merge onto A647 via the slip road to Halifax/Bradford.
Follow A647 for approximately 8 miles.
Continue straight to stay on A647.
Use the left lane to take the A6036 ramp to Halifax/Brighouse.
At the roundabout, take the 1st exit onto A6036.
Follow A6036 for about 2 miles.
Turn left onto St Giles Road.
Continue on St Giles Road; 12 St Giles Road will be on your left.

003 TENURE:

Freehold

004 COUNCIL TAX BAND:

Band A

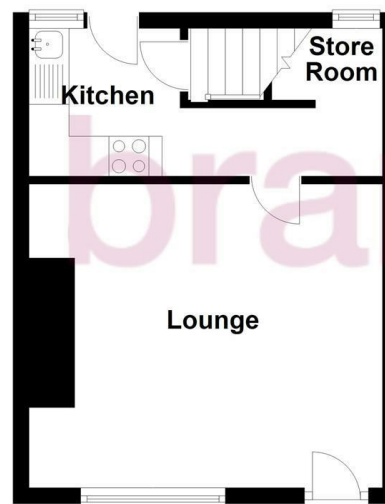
005 MORTGAGES:

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.

006 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

