



4 Heatherdale Close, Halifax, HX3 5HX

Asking Price £220,000

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Situated in the popular area of Halifax is this charming 4-bedroom townhouse on Heatherdale Close. Benefitting from accommodation across 3 floors, this property offers ample space for a growing family, who are looking to make it their own.

The convenience of a driveway and garage providing off-street parking for 2 vehicles is a rare find in this bustling town, making it a practical choice for those with a busy lifestyle.

Ideal for a family buyer, this townhouse is perfectly positioned near schools, local amenities, and commuter links, ensuring that everything you need is within easy reach.

Don't miss out on the opportunity to make this property your own and enjoy the comfort and convenience it has to offer in the heart of Halifax.





GROUND FLOOR

ENTRANCE HALL

Access via a door into the entrance hall, where there is a central heating radiator, useful cloaks cupboard, access to a downstairs bedroom/occasional room, w.c and garage. There are stairs leading to the first floor landing and a uPVC door to rear external, leading to the rear garden.

GARAGE

16'4 x 8'8 (4.98m x 2.64m)

An attached garage having an up and over door and light point.

BEDROOM 4/OCCASIONAL ROOM

8'8 x 8'5 (2.64m x 2.57m)

A versatile room currently used as Bedroom 4, having a central heating radiator and uPVC double glazed French doors to the rear elevation.

W.C

A two piece suite comprising of a low flush w.c and pedestal wash hand basin. There is also a central heating radiator.



FIRST FLOOR LANDING

Having a central heating radiator and access to the kitchen-diner and lounge. There are stairs leading to the second floor landing.

KITCHEN/DINER

15'11 max x 11'9 max x 6'1 min (l-shaped) (4.85m max x 3.58m max x 1.85m min (l-shaped))

An L-shaped kitchen diner, having of a range of wall, drawer and base units, laminate roll top work surfaces, tiling to the splashbacks and a stainless steel sink and drainer unit. Integral appliances include a four ring gas hob with oven and extractor hood over, a dishwasher and fridge freezer. There is a central heating radiator, uPVC double glazed window and uPVC double glazed French doors to the rear elevation.

LOUNGE

15'11 max x 13'11 x 8'10 min (l-shaped) (4.85m max x 4.24m x 2.69m min (l-shaped))

The focal point of the room is the pebbled effect electric fireplace set behind a glass screen. Having a central heating radiator, uPVC double glazed window and uPVC double glazed French doors to the front elevation.





SECOND FLOOR LANDING

With access to the loft via a loft hatch.

BEDROOM 1

14'9 x 8'9 (4.50m x 2.67m)

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

BEDROOM 2

10'6 x 8'9 (3.20m x 2.67m)

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

BEDROOM 3

10'1 x 6'9 (3.07m x 2.06m)

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

OUTSIDE

FRONT EXTERNAL: To the front, the property benefits from a driveway which is accessed via a shared drive and in turn leads to the garage. There is also a fenced patio area which leads to the front door.

REAR EXTERNAL: To the rear of the property there is a flagged patio area, ideal for alfresco dining with part wall, part fenced boundaries.

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:

From Halifax head northeast on Commercial St toward Crown St and continue following the A629. Turn right onto A629,

then take the exit toward Ovenden Road/A629. Continue on Ovenden Road/A629 and then turn left onto Shay Ln. Next, turn right onto Heathmoor Park Rd, then right onto Dudwell Ln. Turn left onto Kell Ln and finally left onto Heatherdale Close, where your destination will be on the right.

003 TENURE:

Freehold

004 COUNCIL TAX BAND:

Band C

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.

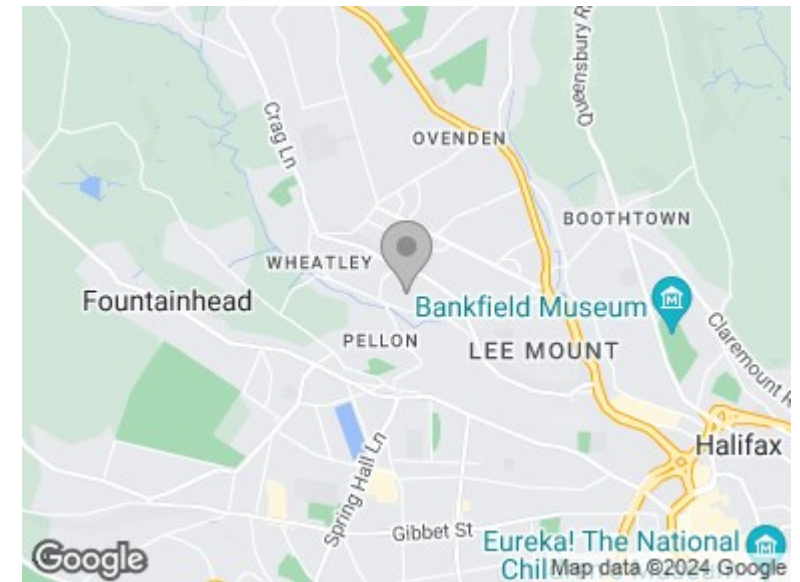
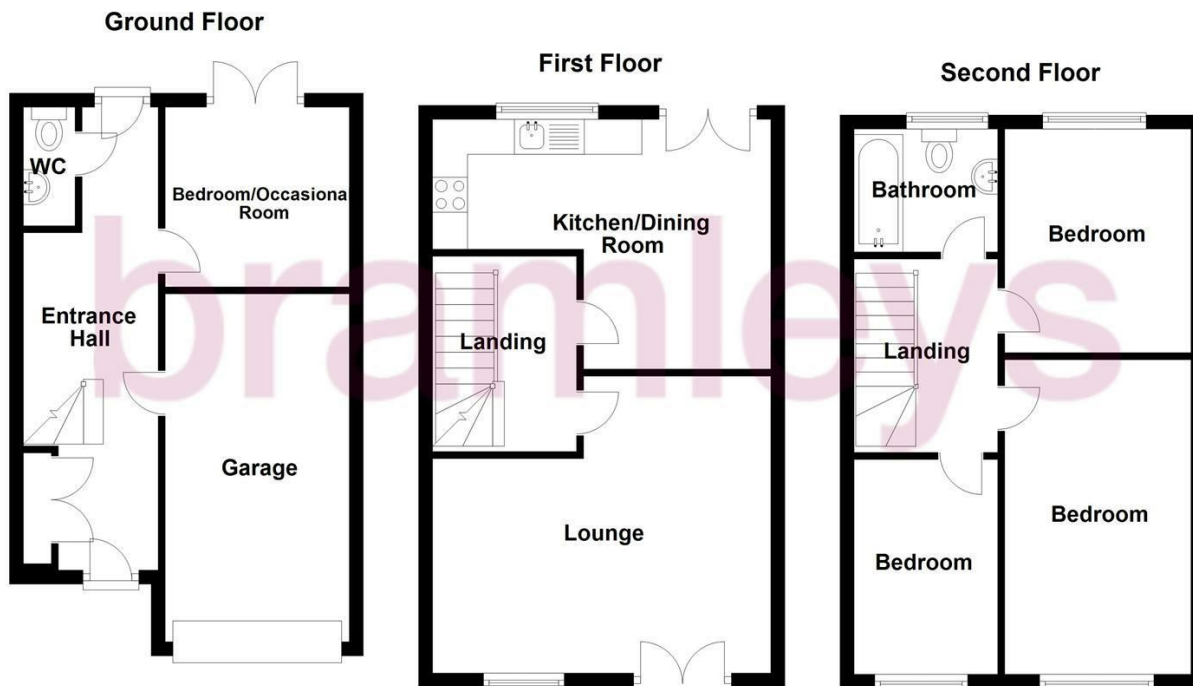
006 ONLINE CONVEYANCING SERVICES:

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.









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			
(92 plus) A			87
(81-91) B		74	
(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	