



The Deerings 54 Shaw Lane, Holywell Green, Halifax, HX4 9DW

£268,000

**bramleys**



Situated in this highly desirable and much sought after semi rural location, Bramleys are delighted to offer for sale this most unusual, unique period property, with viewings highly recommended to take in the deceptive accommodation based over three levels and offering stunning views of the surrounding deer park and countryside. Situated in the heart of the village of Holywell Green and offering versatile accommodation which could appeal to a variety of ages. Having 3 well proportioned bedrooms, with the spacious master bedroom occupying the top floor with dressing room and en-suite wet room and access to a most appealing roof terrace. Also offering a modern fitted kitchen, 3 piece bathroom, double glazing and a gas fired central heating system. Externally there is communal off road parking. The accommodation briefly comprises – entrance, first floor, landing, lounge, diner, fitted kitchen, second double bedroom, single bedroom, family bathroom, second floor master bedroom with roof terrace, dressing room and en-suite wet room.









## GROUND FLOOR:

### Entrance Lobby

Having a staircase rising to the first floor level and a sealed unit double glazed window to the rear.

## FIRST FLOOR:

### Landing

Having a sealed unit double glazed window, central heating radiator and door giving access to the:-

### Inner Hallway

Having coving to the ceiling, central heating radiator and giving access to bedrooms 2 and 3, the bathroom, kitchen and living space.

### Lounge Diner

11'6" extending to 20'6" x 20'6" average (3.53m extending to 6.27m x 6.25m average)

This spacious and well presented living space has a feature contemporary fireplace with inset gas stove, coving and rose to the ceiling, 3 central heating radiators, 3 uPVC double glazed windows and uPVC sliding doors opening to a Juliet balcony and offering stunning views of the surrounding countryside and deer park.

### Kitchen

9'6" x 10'2" (2.90m x 3.12m)

Fitted with a modern range of matching wall and base units with laminate working surfaces over, having a built-in dishwasher, space and plumbing for an automatic washing machine, gas cooker point with fitted extractor canopy, stainless steel sink with circular drainer and mixer tap, partial tiling to the walls and tiling to the floor, chrome heated towel rail and a sealed unit double glazed window.







### Bedroom 2

9'8" x 12'7" (2.95m x 3.86m)

Having a range of contemporary fitted wardrobes, 2 sealed unit double glazed windows and a central heating radiator.

### Bedroom 3

7'10" x 6'0" (2.39m x 1.83m)

Having a built in single wardrobe, sealed unit double glazed window, central heating radiator.

### Bathroom

Having a 4 piece modern white suite comprising low level wc, pedestal hand wash basin and panelled bath with shower attachment. Having tiling to the walls, inset ceiling spotlights, chrome heated towel and a single glazed window.

### SECOND FLOOR:

#### Landing

Having a uPVC double glazed window and door giving access to the master suite.

#### Master Bedroom

17'3" x 13'8" plus entrance (5.28m x 4.17m plus entrance )

A most spacious master bedroom with 2 separate ranges of fitted wardrobes, 2 Velux windows, 2 uPVC external doors which each give access to the delightful roof terrace, inset ceiling spotlights, 2 wall light points, central heating radiator and doors accessing the dressing room and en-suite wet room.

#### Dressing Room

Having a Velux window, built-in shelving and central heating radiator.



### En Suite Wet Room

Being fully tiled and having a fitted hand wash basin, low level wc and thermostatic shower, there is a feature glass brick wall, a chrome heated towel rail, inset spotlights and built-in storage cupboard.

### OUTSIDE:

The property offers a fabulous roof terrace with outstanding views across the Deer Park and surrounding countryside. To the side and rear of the building there is a communal tarmac area which with the facility for off road parking.

### 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:

From our Elland office proceed up the hill on Victoria Road bearing left and proceed up Victoria Road passing the Brooksbank High School, continue along this road which in turn becomes Station Road. At the top of Station Road at the junction with Stainland Road bear left onto Stainland Road and almost immediately bear left onto Shaw Lane. The property can be found slightly down the hill on the right hand side and clearly identified by the Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 01/10/1999 / Rent: Peppercorn

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.





### COUNCIL TAX BAND:

Band C

### 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:

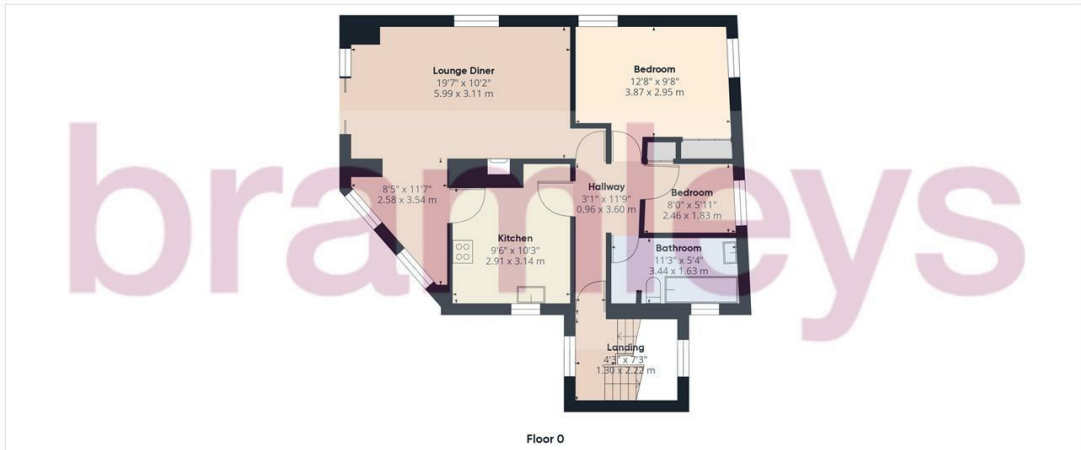
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Approximate total area<sup>(1)</sup>  
 1131.64 ft<sup>2</sup>  
 105.13 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |