



4 Buckstones Close, Holywell Green, Halifax, HX4 9DZ  
£310,000

bramleys

SUPERB 4/5 BEDROOMED END TOWNHOUSE, attracting superb views across the surrounding countryside and providing delightful, flexible accommodation laid out across 3 floor levels. The property has a modern fitted kitchen with integrated appliances with a door leading out to a sunny balcony, perfect for your morning coffee. Boasting en-suite facilities to the master bedroom, the property also has 2 ground floor reception rooms which could be utilised as bedrooms as required. Having a double width driveway to the front providing off road parking as well as beautifully manicured and enclosed gardens to the rear. The property is situated on a small residential cul-de-sac of similar properties in this ever popular locality of Holywell Green approximately 1 mile from the centres of Elland and West Vale and access can also be gained to the M62 motorway network. the property would be of interest to those with a young or growing family and must be viewed to appreciate the fantastic level of attention to detail that it offers.

Energy Rating: C





## GROUND FLOOR:

### Entrance Hallway

Having wood effect luxury vinyl flooring and central heating radiator with a staircase rising to the first floor.

### Cloakroom/WC

Furnished in a modern 2 piece white suite comprising a low flush wc and wash hand basin set to vanity unit. Having stone effect paneling to the walls, there is a wood effect luxury vinyl flooring, a central heating radiator and uPVC window.

### Living Room/Bedroom 4

18'0" x 8'1" (5.49m x 2.46m)

Currently presented as a living room this light and spacious room enjoys the far reaching views to the front via uPVC French doors and has a contemporary vertical central heating radiator and further window to the side.



### Sitting Room/Bedroom 5

11'0" x 8'9" (3.35m x 2.67m)

Positioned to the rear of the property and having uPVC French doors which open out onto the rear garden and central heating radiator.

### Utility

8'0" x 5'7" (2.44m x 1.70m)

The utility is fitted with a range of base units with working surface and an inset stainless steel sink with side drainer and mixer tap. There is space and plumbing for an automatic washing machine, together with a wall mounted central heating boiler, wood effect luxury vinyl flooring, a uPVC window and an external door which gives access to the rear garden.

## FIRST FLOOR:

### Landing

With central heating radiator and further staircase rising to the second floor level.





### Lounge

17'0" x 15'1" max (5.18m x 4.60m max )

This generous reception room is beautifully presented and has a living flame pebble effect gas fire inset to a stone effect fireplace. The elevated position of this room ensures uninterrupted far reaching views and has uPVC French doors opening to a Juliet balcony with uPVC windows at either side and also having 2 central heating radiators.

### Dining Kitchen

14'10" max x 12'0" max (4.52m max x 3.66m max )

This spacious family dining kitchen is fitted with a range of matching wall and base units, complimentary working surfaces, tiled splashbacks and an inset 1.5 bowl Asterite sink with side drainer and mixer tap. Built into the kitchen is a 4 ring electric hob with double oven beneath and extractor canopy over. There is an integrated fridge and freezer as well as a dishwasher and wood effect luxury vinyl flooring, central heating radiator, a uPVC window to the rear and a uPVC external door which gives access to the balcony seating area.

## SECOND FLOOR:

### Landing

### Master Bedroom

13'0" max x 11'6" max (3.96m max x 3.51m max )

This well proportioned double bedroom is positioned to the front of the property where spectacular views can be enjoyed by a uPVC window to the front. Having a range of built-in wardrobes and storage cupboards with central heating radiator and a door leading to the adjoining en-suite shower room.



### En-suite Shower Room

Being tiled to the walls and floor and furnished in a 3 piece white suite comprising a low flush wc, wash hand basin set to the vanity unit and a shower cubicle with thermostatic shower over. Also having a chrome ladder style heated towel rail, shaver socket and extractor with uPVC window.

### Bedroom 2

11'0" x 8'4" (3.35m x 2.54m)

A good sized double bedroom positioned to the rear with a central heating radiator and a uPVC window.

### Bedroom 3

8'0" x 6'4" (2.44m x 1.93m)

With central heating radiator and a uPVC window to the rear elevation.

### Family Bathroom

This modern family bathroom has tiling to the walls and floor and is furnished in a 3 piece white suite comprising a low flush wc, hand wash basin set to vanity unit and a roll top bath with thermostatic shower over. Also having an extractor fan, uPVC window and chrome ladder style heated towel rail.

## OUTSIDE:

To the front of the property is a block paved and tarmac driveway providing parking for 2 cars with a small seating area to the side. The well presented rear garden comprises a paved, gravelled and decked area with flower borders and a storage shed and staircase leading up to the first floor balcony terrace.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All



### 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.

prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland office, traveling up Victoria Road and bear left at the bend continuing along Victoria Road and passing Brooksbank High School on the left. Continue along this road which becomes Broad Carr Lane and in turn becoming Station Road, then at the brow of the hill take the left hand fork onto Stainland Road. Immediately turn left onto Shaw Lane where Buckstones Close can be found on the right hand side and the property can be located on the right.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band D



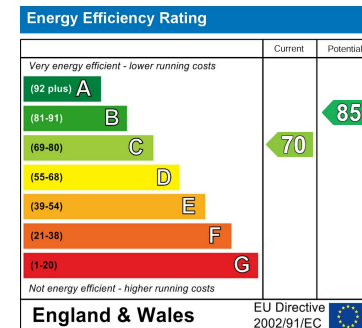




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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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



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