



8 Summerfield Court, Halifax, HX2 9HE

£145,000

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THIS CHARMING 3-BEDROOMED HOME is situated conveniently close to local amenities, schools, and commuter links, this family sized mid-terrace property is located in the popular area of Summerfield Court, Halifax. This lovely house boasts a spacious reception room, perfect for entertaining guests or enjoying family time, offering both comfort and convenience. Viewing is highly recommended to appreciate just how spacious this property truly is.

The property benefits from a driveway providing ample off-street parking for multiple cars, a rare find in this area. Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this home is sure to meet your needs. Don't miss the opportunity to make this wonderful house your home in the heart of Halifax and within a short distance of Queensbury.





GROUND FLOOR:

Access is via a uPVC double glazed door into the kitchen.

Kitchen

13'2" x 7'7" (4.01m x 2.31m)

Having a range of gloss fronted wall, drawer and base units, laminate work surfaces and a 1.5 bowl stainless sink and drainer unit. Integral appliances include a 4 ring gas hob with electric oven under and extractor hood, and fridge/ freezer. There is plumbing for a washing machine and dishwasher. Having tiling to the splashbacks, central heating radiator and uPVC double glazed window to the rear elevation. There is also a door leading up to the first floor landing and door leading to the lounge.

Lounge

10'1" x 23'10" (3.07m x 7.26m)

A spacious living room, having 2 central heating radiators, uPVC double glazed door and window to the front elevation and useful under stairs store cupboard.

FIRST FLOOR:

Landing

Having a central heating radiator and access to the loft via a loft hatch.



Bedroom 1

10'1" x 13'1" (3.07m x 3.99m)

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

Bathroom

A 3 piece suite comprising of a low flush wc, pedestal wash hand basin and panelled bath with shower head attachment. There is tiling to the splashbacks and a central heating radiator.

Bedroom 2

6'7" x 15'3" (2.01m x 4.65m)

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

Bedroom 3

6'2" x 11'9" (1.88m x 3.58m)

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

OUTSIDE

Front external: To the front of the property there is a pathway leading to the front door.

Rear external: To the rear, the property benefits from off street parking for multiple cars and a patio area.



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 Halifax via Burdock Way, following the A629 Ovenden Road along the dual carriageway. Take the right fork into Shay Lane and continue down Shay Lane for approximately 1/4 mile before turning left on to Brickfield Lane and immediate left into Summerfield Court.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

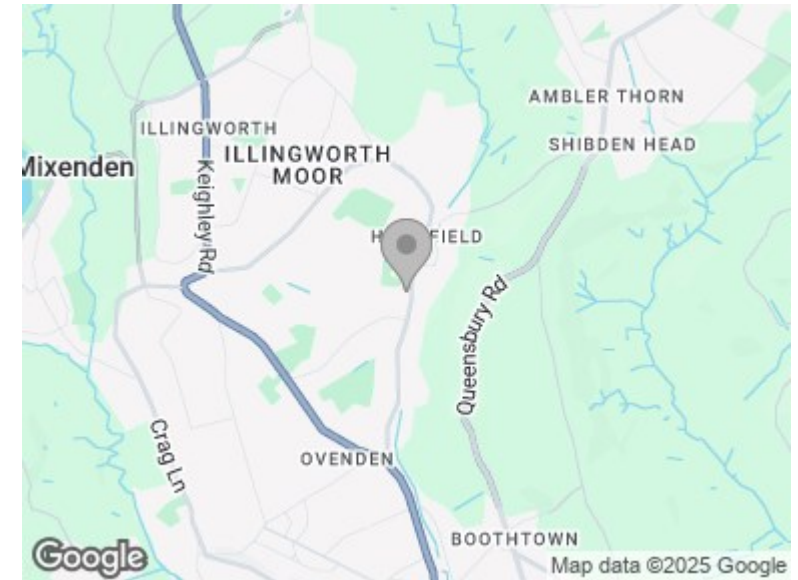
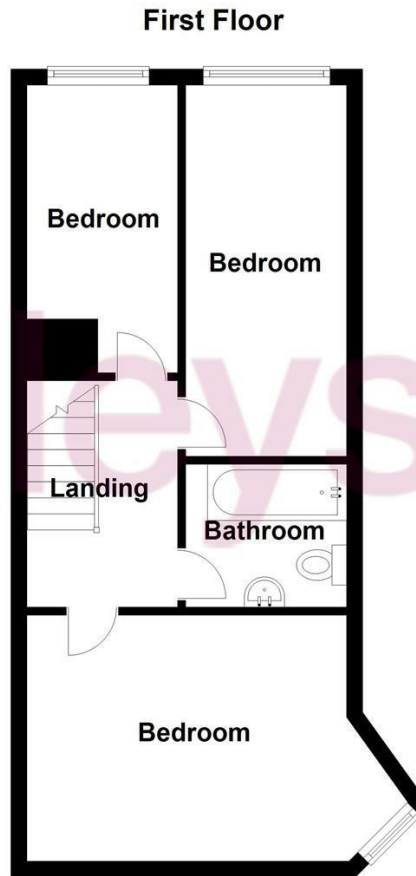
ONLINE CONVEYANCING SERVICES:

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.









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		88
(81-91) B	76	
(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	

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