



8 Broad Carr Terrace, Holywell Green, Halifax, HX4 9BT  
£168,000

**bramleys**

Located in the desirable area of Holywell Green, is this charming 2-bedroom mid-terrace house on Broad Carr Terrace. Whether you're a first-time buyer eager to step onto the property ladder, an investor seeking a promising opportunity, or someone looking to downsize to a more manageable space without compromising on charm, this property ticks all the boxes.

One of the standout features of this lovely home is the picturesque views it offers across fields and farmland, providing a tranquil setting that is sure to captivate your heart.

Don't miss out on the chance to make this house your home and enjoy the best of what Holywell Green has to offer.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Lounge

With a central heating radiator, multi-fuel stove set into an Inglenook fireplace and stairs giving access to the first floor.

### Kitchen

10'4" x 5'3" (3.15m x 1.60m)

Having a range of gloss fronted wall, drawer and base units, laminate work surfaces, tiling to the splashbacks, and having a 1.5 bowl stainless steel sink with side drainer. Integral appliances include a 4 ring induction hob, electric oven and overhead extractor, there is also space and plumbing for a washing machine and space for a fridge or freezer. There is a uPVC double glazed window to the rear elevation, a uPVC external door, a central heating radiator and the central heating boiler is housed here. Access can be gained to the lower ground floor.



## LOWER GROUND FLOOR:

Cellar providing additional storage.

## FIRST FLOOR:

### Landing

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

### Bedroom

9'11" x 6'11" (3.02m x 2.11m)

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

### Bedroom

9'11" x 8'11" (3.02m x 2.72m)

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



## Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is tiling to the splashbacks, heated towel rail and a uPVC double glazed obscure window to the front elevation.

## OUTSIDE:

To the front of the property there is a flagged pathway that leads up to the front door and a paved drive which has shared access .

To the rear there is a decked seating area with fenced boundaries and a views across adjacent fields. Please note, there is shared access down the passageway from the front of the terrace.

## 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 our Elland office travelling up Victoria Road bearing left on the bend and continuing up passing Brooksbank high school. Continue along and just after passing the entrance to the Golf Club, the subject property can be found as a row of cottages raised up to the left hand side of the road clearly identified by the Bramleys For Sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## 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.

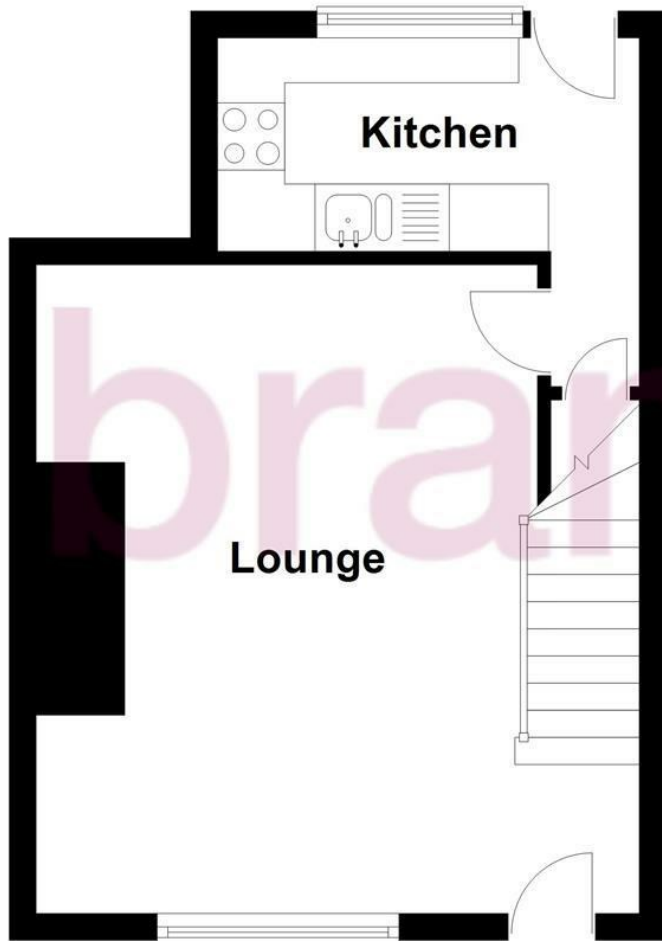
## VIEWINGS:

Please call our office to book a viewing on 01422 374811.

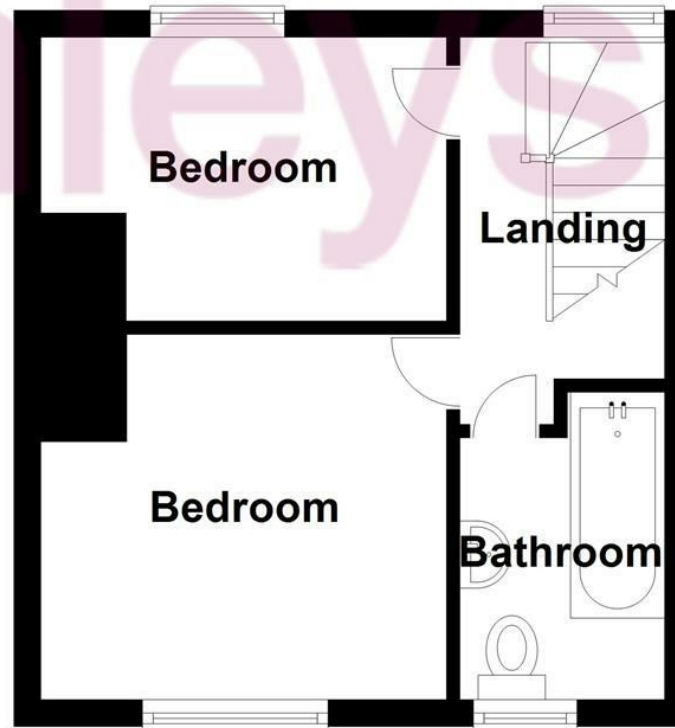




## Ground Floor



## First Floor



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	

### 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**

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