



8 Rothwell Mount, Halifax, HX1 2XN
£140,000

bramleys

This 2 bedroom, first floor apartment is situated in this popular residential location which is close to Halifax town centre, Calderdale Royal Hospital and Manor Heath. The property would make an ideal purchase for those looking towards retirement and has gas fired central heating, uPVC double glazing and an internal tandem double garage with additional workshop area. Providing a magnificent open plan lounge and dining area extending to over 27ft, kitchen, 2 double bedrooms and shower room, the property is offered for sale with vacant possession upon legal completion.

Energy Rating: TBA





GROUND FLOOR:

An external staircase rises to the external door.

Entrance Hall

Having a central heating radiator.

Lounge/Dining Area

27'5" x 11'7" max x 8'11" min (8.36m x 3.53m max x 2.72m min)

Having 2 central heating radiators, a gas and coal effect living flame fire and uPVC double glazed windows to both front and rear providing a light and airy atmosphere.

Kitchen

12'5" x 7'4" (3.78m x 2.24m)

Fitted with a range of matching floor and wall units with laminated working surfaces. There is a 4 ring gas hob with in-built oven and overhead extractor fan and light, 1.5 bowl Asterite sink unit with mixer tap and side drainer, plumbing for a washing machine, part tiling to the walls and having a uPVC double glazed window.

Bedroom 1

12'3" x 12'0" (3.73m x 3.66m)

Having built-in 4 door wardrobes with hanging and shelving facilities. There is a central heating radiator and uPVC double glazed window.

Bedroom 2

12'0" x 9'3" (3.66m x 2.82m)

Having a central heating radiator, uPVC double glazed window and built-in wardrobes.

Shower Room

Being part tiled to the walls and having a fully tiled floor. The shower room is furnished with a 3 piece suite comprising low flush toilet, pedestal wash hand basin and shower cubicle. There is also a central heating radiator and chrome ladder style radiator. (Shower room previously had a full sized bath in but, this was removed to create a shower room).

OUTSIDE:

A garden extends along the side of the property and continues to the front, where a set of steps leads up to the external door. To the rear of the property, there is a driveway leading to the integral garage, along with a hard-standing gravel area and a drive to accommodate parking for two vehicles in front of the garage entrance.

Tandem Garage

27'9" x 11'8" max x 9'1" min

A most spacious tandem garage, which has an up and over door, power and light points. There is also access to an internal workshop measuring (12'8' x 7'2").

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 King Cross Road and at the first set of traffic lights turn left onto Arden Road. At the mini roundabout take the first exit onto Savile Park Road and continue along before turning right onto Rothwell road, continue along this road till you reach Rothwell Mount and the property can be identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX BAND:

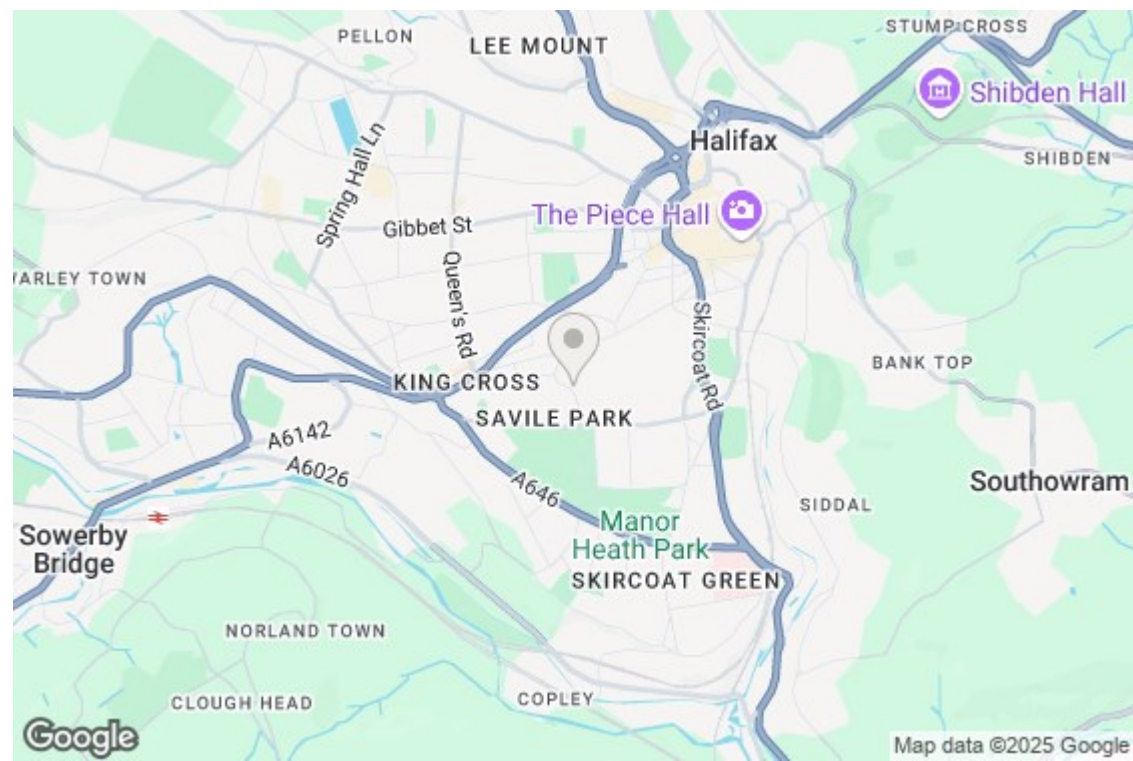
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MORTGAGES:

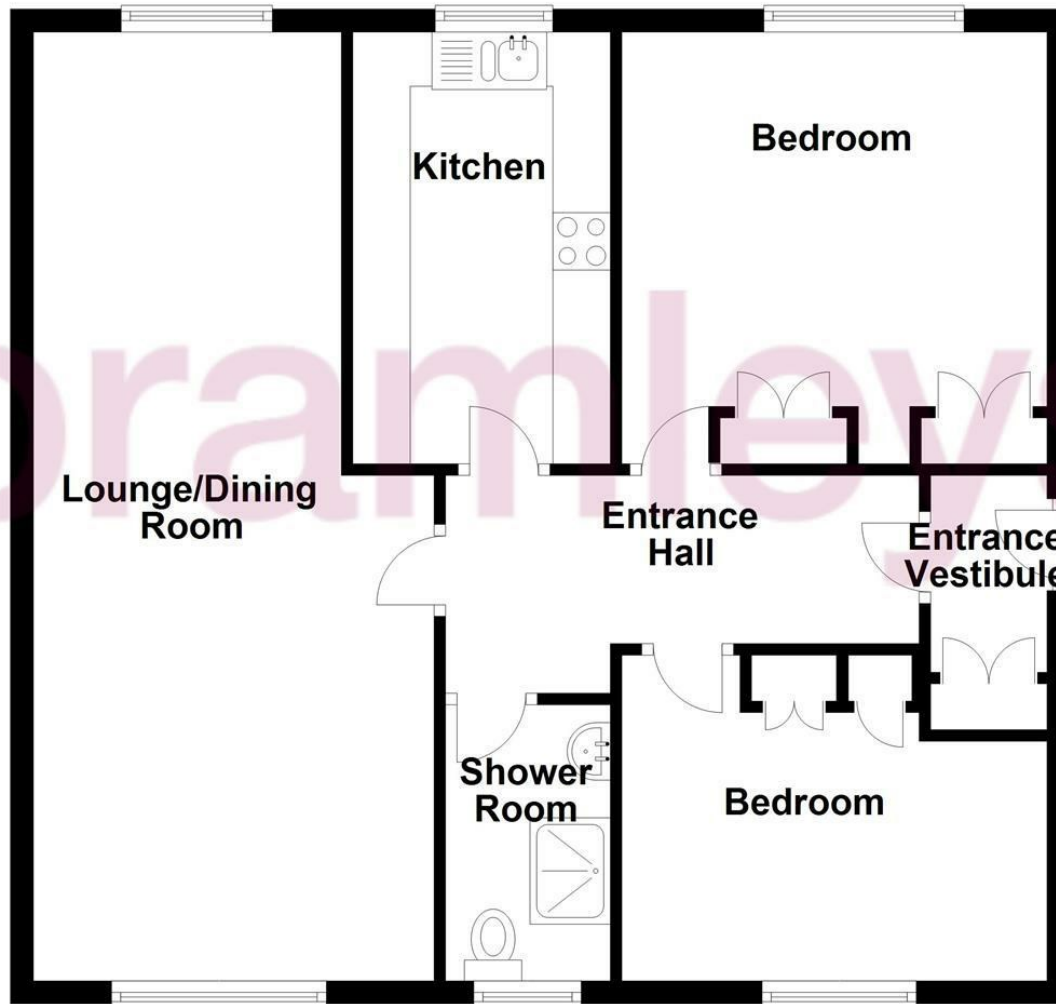
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

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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