



Adj to 1 Princeton Close, Pellon, Halifax, HX2 0US

£325,000

**bramleys**



# Hanby Homes

This impressive, newly constructed four-bedroom detached home, nearing completion, is being built by the esteemed local developer, Hanby Homes. Situated in the desirable Wheatley area, the property offers convenient access to a variety of local amenities and is within close proximity to Halifax town centre. The flexible layout, spanning three levels, makes this an ideal residence for families.

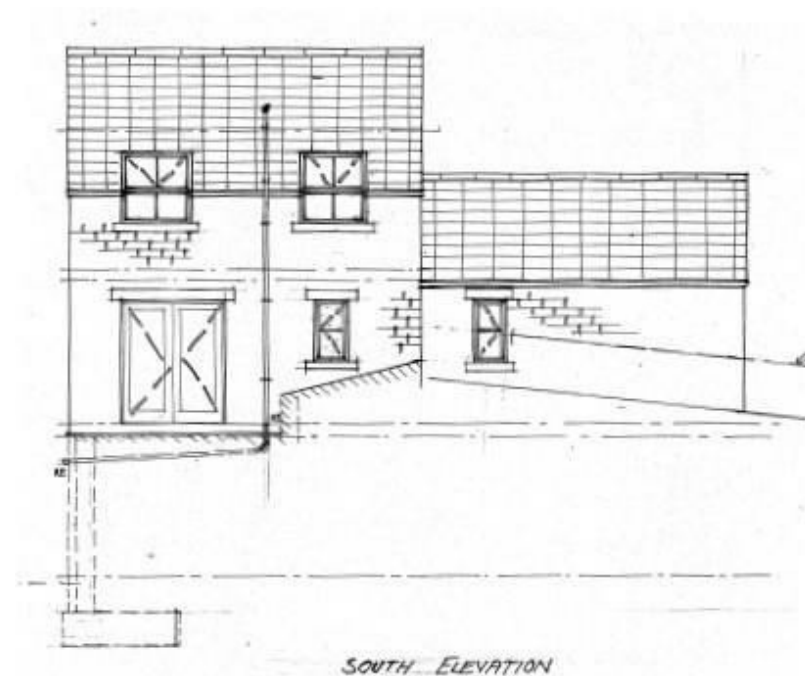
The ground floor features a spacious reception room, a practical downstairs WC, and a large family dining kitchen. The first floor comprises three bedrooms and a separate family bathroom, while the master bedroom with an en-suite shower room occupies the entire second floor.

Externally, the property benefits from gardens to the rear, along with two off-road parking spaces and an electric vehicle charging point at the front.

The property is offered with an interior design package on legal completion (terms apply). The package is provided by the acclaimed interior designer Kyle Joseph Interiors.

Anticipated to be finished to an exceptional standard, the home will include uPVC double glazing, gas central heating boiler, minimum of 3.3kw solar panels and an security alarm system. A fitted kitchen with integrated appliances and modern bathroom suites will also be installed. Subject to the completion timeline, prospective buyers may have the opportunity to personalise the interiors according to their preferences.

Please note, the property is nearing completion, with services yet to be connected.



## GROUND FLOOR:

Entrance Hall

Cloakroom WC

Lounge

16'4" x 11'1" (5.0 x 3.4)

Dining Kitchen

17'4" max x 15'8" max (5.3 max x 4.8 max)

## FIRST FLOOR:

Bedroom/Upper Lounge

18'0" x 8'10" (5.5 x 2.7)

Bedroom

11'9" max x 10'9" max (3.6 max x 3.3 max)

Bedroom

8'6" x 7'6" (2.6 x 2.3)

Family Bathroom

## SECOND FLOOR:

Master Bedroom

16'4" max x 12'9" max (5.0 max x 3.9 max)

En Suite Shower Room

## OUTSIDE:

Gardens to side and rear. 2 off road parking spaces and electric vehicle charger point.

## 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 the A629 Ovenden Road and at the first set of traffic lights turn left onto Shroggs Road, continue past the B&Q retail park and take the next left turning down Hebble Lane. At the bottom of Hebble Lane turn left onto Brackenbed Lane and after a short distance turn right onto Princeton Close where the property can be found on the left hand side.

## TENURE:

Freehold

SAP RATING: TBC

## COUNCIL TAX BAND:

Band TBC

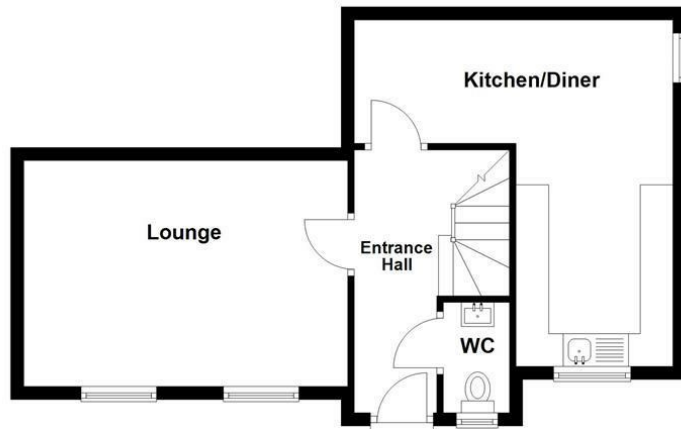
## MORTGAGES:

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.

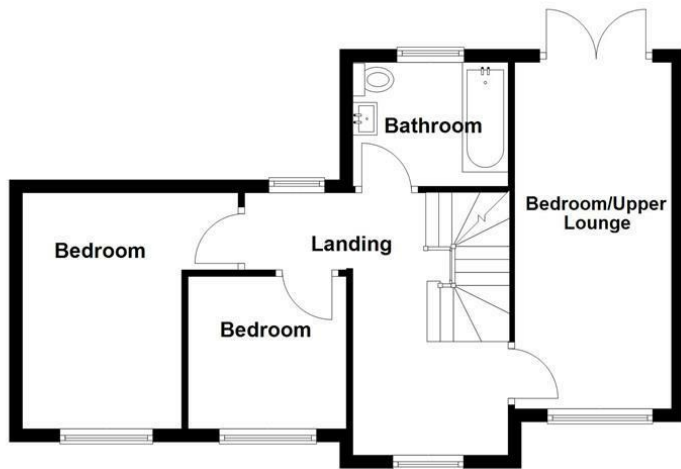
## ONLINE CONVEYANCING SERVICES:

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.

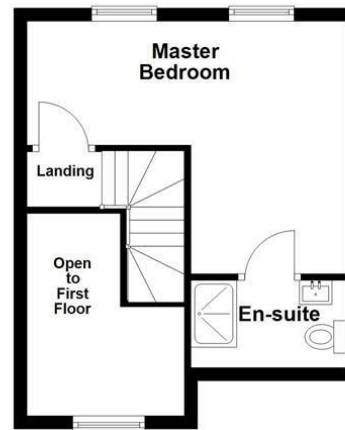
### Ground Floor



### First Floor



### Second Floor



#### 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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