

CHAIN FREE - This spacious 3 bedroomed, stone built terraced property offers well presented accommodation throughout. Situated in this highly sought after residential area, ideally placed for amenities within the Hipperholme and Lightcliffe as well as local schooling and an ideal position for those requiring access to the M62 motorway network. Fitted with gas fired central heating and uPVC double glazing, the property provides deceptive but spacious accommodation, with a modern fitted dining kitchen including integrated appliances and a loft conversion which provides a spacious third bedroom to the second floor. Externally there is an enclosed patio garden to the front with further lawned garden to the rear. The accommodation briefly comprises:- ground floor entrance hall, lounge, dining kitchen, first floor landing, 2 double bedrooms, 3 piece family bathroom and third bedroom to the second floor. An internal inspection is necessary to fully appreciate the space and quality this accommodation has to offer.

Energy Rating: D





GROUND FLOOR:

Enter the property via a uPVC external door into the dining kitchen.

Dining Kitchen

13'11" x 12'6" max (4.24m x 3.81m max)

This spacious dining kitchen is fitted with a range of matching wall and base units with complementary working surfaces and an inset ceramic sink with side drainer and mixer tap. Built into the kitchen is an integrated dishwasher and fridge/freezer and there is space and plumbing for an automatic washing machine and space for a range style cooker with fitted extractor canopy. The kitchen also has tiled splashbacks, wood effect laminate flooring and a central heating radiator.

Inner Hallway

Having wood effect laminate flooring, a central heating radiator and a staircase rising to the first floor landing. There is a uPVC double glazed door leading out to the rear garden.

Lounge

13'4" x 12'3" max (4.06m x 3.73m max)

A good sized reception room, with ceiling coving, a central heating radiator and a uPVC double glazed window overlooking the rear garden. There is a coal effect living flame gas fire, inset to a slate backdrop and hearth with timber surround and wood effect laminate flooring.

FIRST FLOOR:

Landing

Having a uPVC double glazed window.

Master Bedroom

11'4" x 11'2" max (3.45m x 3.40m max)

A good sized double bedroom, having a central heating radiator, wood effect laminate flooring and 2 uPVC double glazed windows to the front elevation.

Bedroom 2

10'6" x 10'1" max (3.20m x 3.07m max)

Another good sized double bedroom, positioned to the rear and having a uPVC double glazed window and central heating radiator with wood effect laminate flooring.

Bathroom

Being fully tiled to the walls and floor. The bathroom is furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a paneled bath with overhead shower. There is also a uPVC double glazed window and extractor fan.

SECOND FLOOR:

A door from the first floor landing leads to the staircase rising to the second floor level.

Bedroom 3

15'7" max x 8'1" (into the eaves) (4.75m max x 2.46m (into the eaves))

A spacious third bedroom, this attic conversion has 2 Velux windows and a central heating radiator.

OUTSIDE:

To the front of the property is an enclosed paved garden area and to the rear is a further garden which comprises an artificial lawned area and paving.

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 Godley Lane A58, at the traffic light at Stump Cross stay in the right hand lane and continue along Leeds Road. Proceed straight ahead at the traffic lights at Hipperholme passing the parade of shops and upon reaching the White Horse Inn opposite the golf club turn left into Syke Lane, where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

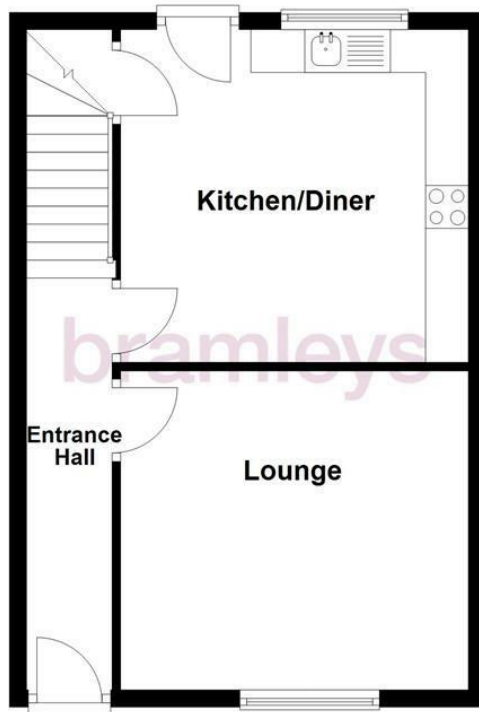
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ONLINE CONVEYANCING SERVICES:

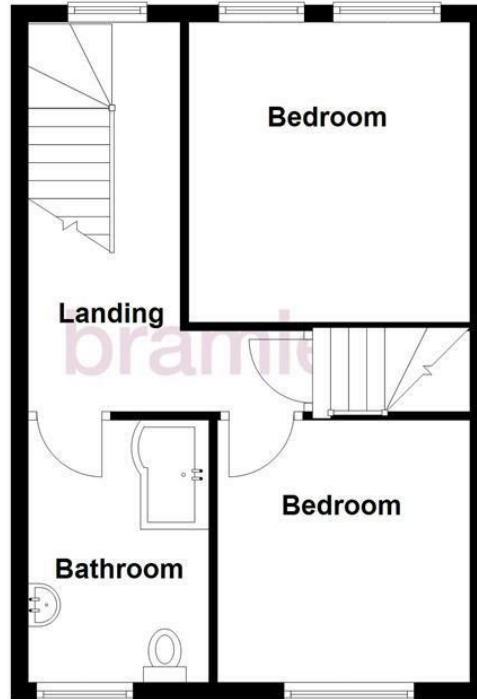
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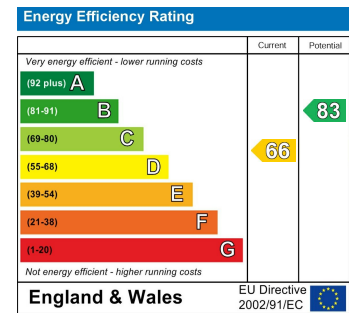
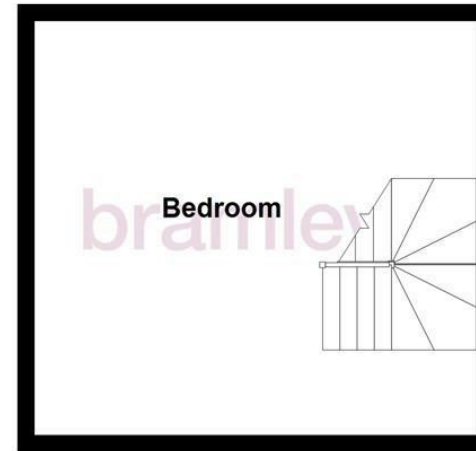
Ground Floor



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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