



45 Moorlands Road, Greetland, Halifax, HX4 8JA  
£185,000

bramleys

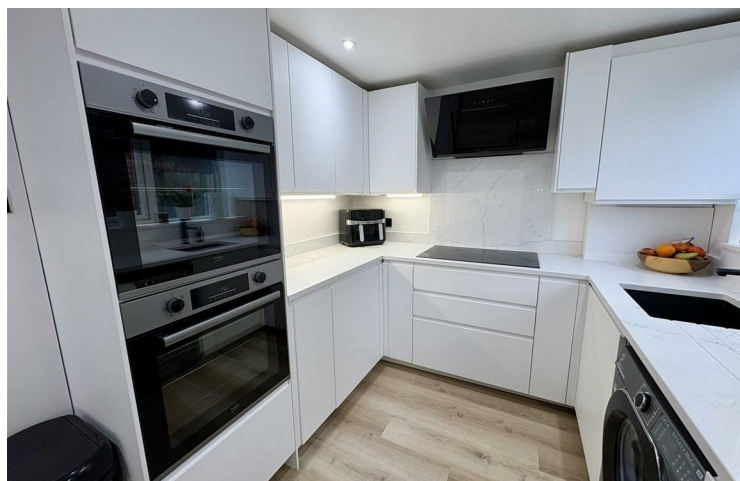


This 3 bedroom, mid terraced property is situated in the ever popular residential locality of Greetland which is convenient for access to local schooling and amenities nearby, along with access to the M62 motorway network and transport links to both Halifax and Huddersfield.

This family home offers beautifully presented accommodation throughout and has recently undergone a programme of modernisation by the current vendors, to include a stylish dining kitchen and modern lounge, with luxury vinyl flooring throughout. The property is fitted with uPVC double glazing, gas fired central heating and accommodation which briefly comprises:- entrance hall, lounge, dining kitchen, 3 first floor bedrooms and a 3 piece bathroom.

Externally the property enjoys gardens to both the front and rear, both of which are spacious and ideal for families. An early internal inspection is highly recommended.

Energy Rating: C





## GROUND FLOOR:

Enter the property through a composite external door to the front.

### Entrance Hall

With a central heating radiator, luxury vinyl flooring and staircase rising to the first floor.

### Lounge

16'1" x 12'4" (4.90m x 3.76m)

This spacious lounge is positioned to the front of the property, offering a good sized reception room and is fitted with inset ceiling spotlights, contemporary style radiator, luxury vinyl flooring and a uPVC window to the front elevation. Double doors give access into the dining kitchen.

### Dining Kitchen

15'4" x 8'4" plus alcove (4.67m x 2.54m plus alcove)

This well proportioned dining kitchen has recently been updated with a new range of wall and base units,

complementary quartz work surfaces, built-in side drainer and undermounted sink with mixer tap. There is also a 5 ring induction hob with modern extractor canopy and 2 full sized built-in ovens. There is space and plumbing for an automatic washing machine, as well as space for a fridge freezer. Having inset ceiling spotlights throughout, a uPVC window to the kitchen area and to the dining area there is a pair of uPVC French doors which open out on to the rear garden, along with a contemporary style central heating radiator and luxury vinyl flooring throughout.

## FIRST FLOOR:

### Landing

With a loft access point.

### Master Bedroom

13'4" x 10'2" max (4.06m x 3.10m max)

A generously proportioned double bedroom which is

positioned to the front of the property. Fitted with a uPVC double glazed window which provides far reaching views, together with a central heating radiator and a built-in storage cupboard.

### Bedroom 2

11'1" x 12'4" max (3.38m x 3.76m max)

Another good sized double bedroom which is positioned to the rear of the property. Having a central heating radiator and uPVC window. There is also a built-in shelf and hanging space.

### Bedroom 3

10'4" max x 6'10" max inc bulk head (3.15m max x 2.08m max inc bulk head)

The third bedroom is positioned to the front of the property. Having a central heating radiator and uPVC double glazed window.





### Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, vanity wash hand basin with storage beneath and a panelled bath with thermostatic mixer shower. There are built-in wall units which provide additional storage, inset ceiling spotlights, chrome ladder style heated towel rail, uPVC window and full tiling to both the walls and floor.

### OUTSIDE:

To the front of the property there is a large lawned garden. To the rear of the property there is a further family sized garden which comprises of a paved seating area with brick outbuilding which provides storage. There is also a further raised lawned area and timber shed.

### 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 Elland up Victoria Road, keeping right at the bend into Jepson Lane. Follow the road round, along Long Wall and at the junction take the right hand turning at the fork into Rochdale Road. Proceed down to the traffic lights in West Vale, continue straight through the traffic lights along Rochdale Road towards Greetland, proceed up the hill before turning right into Ashfield Road. Take the second left into Moorlands Road, where the property can be found on the left hand side.

### 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:

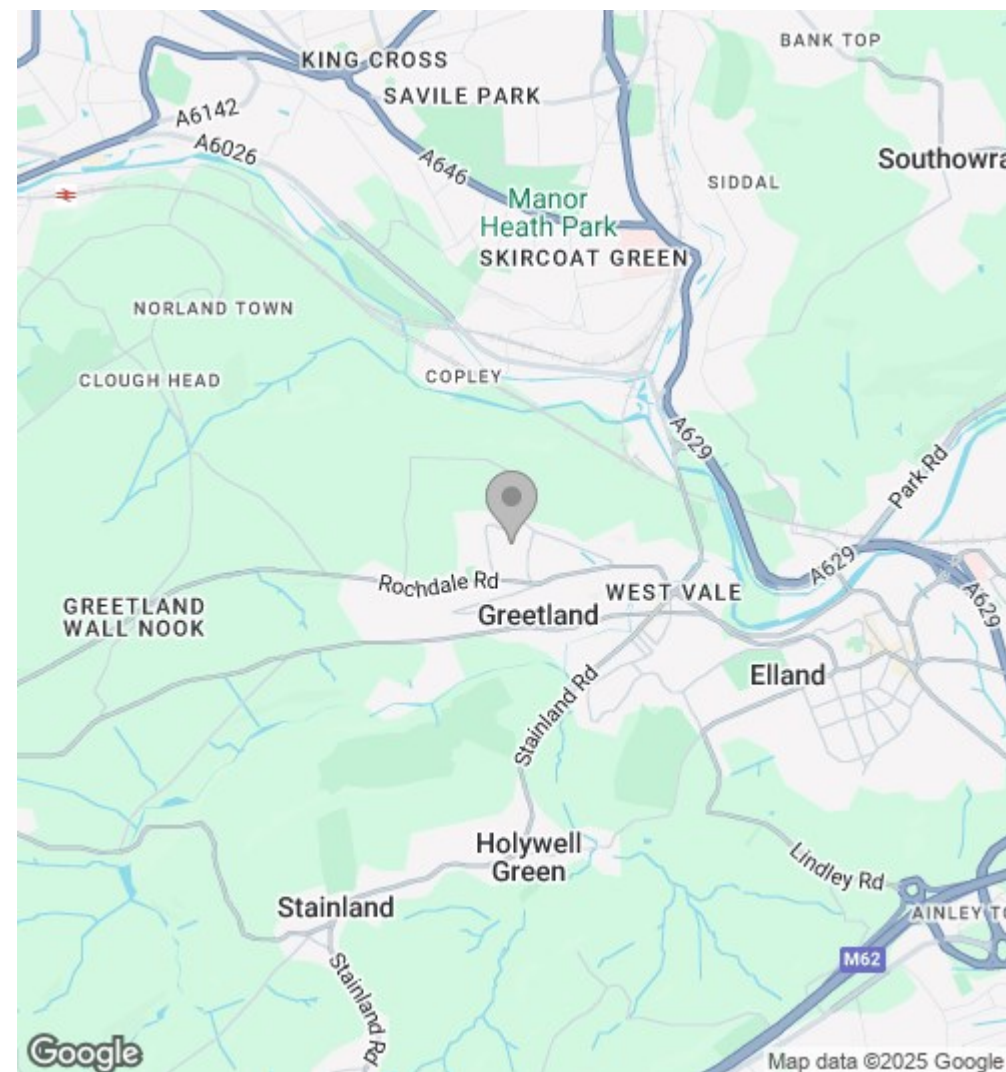
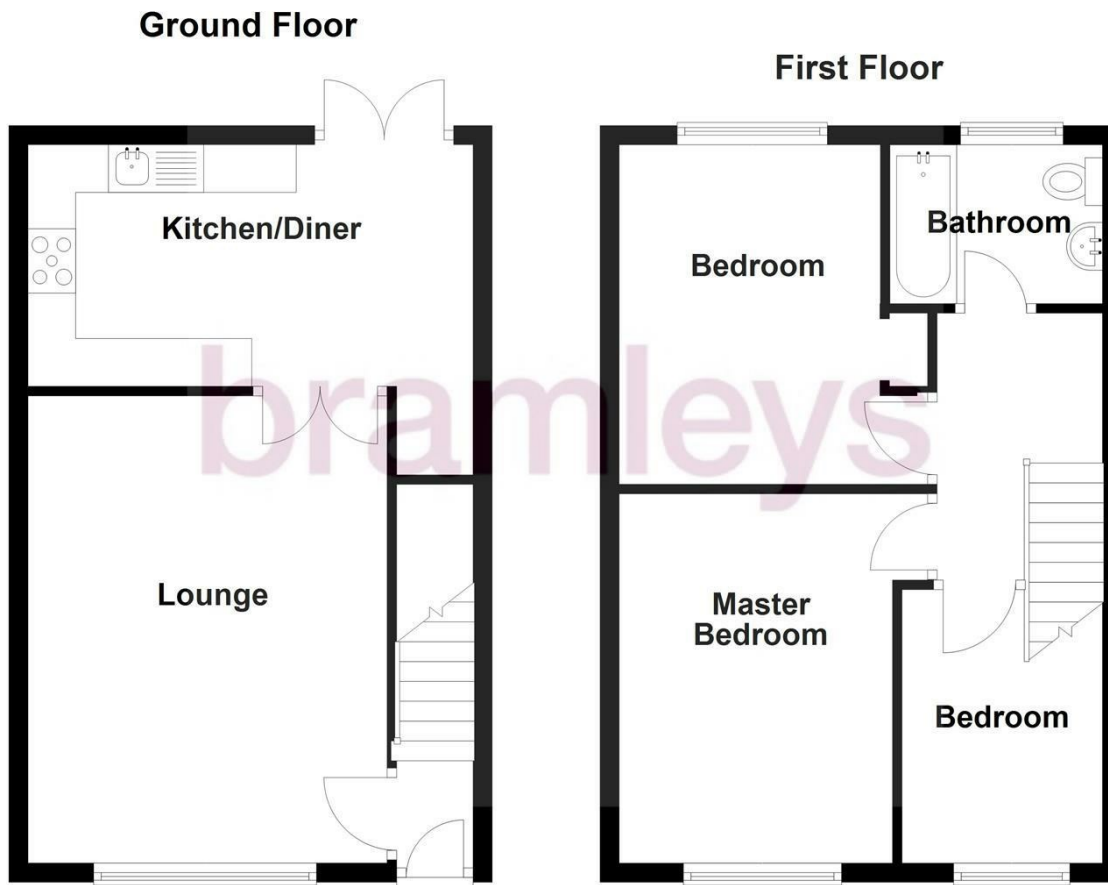
Please call our office to book a viewing 01422 374811.











**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) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

