



3 North View, Holywell Green, Halifax, HX4 9AT
Asking Price £250,000

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This charming period terraced property has been significantly improved by the current vendor while still offering scope for the new owner to add their own touch. One of its standout features is the delightful, unfolding gardens, which, along with the far-reaching views, enhance its appeal. The property has undergone substantial updates, yet there remains potential to further modernise and transform it into a spacious family home. The well-proportioned accommodation includes an entrance hall, lounge, dining room, and kitchen on the ground floor, a lower ground-floor basement, two generous double bedrooms and a bathroom on the first floor, plus a further spacious attic bedroom with adjoining ensuite. Located in the sought-after district of Holywell Green, it enjoys convenient access to village amenities, highly regarded schools, and excellent transport links to Elland, Halifax, Huddersfield, and the M62 motorway network.





GROUND FLOOR:

Entrance Hallway

Accessed via an external door with inset glazed panels and having a staircase rising to the first floor, a door with staircase descending to the lower ground floor and doors accessing the lounge and dining room.

Lounge

13'1" x 15'3" into bay (3.99 x 4.65 into bay)

A well proportioned reception room positioned to the front of the property with an exposed brick chimney breast and inset fireplace with granite hearth and timber surround. A large uPVC double glazed window to the front elevation, ceiling coving and vertical central heating radiator.



Dining Room

18'4" x 13'6" (5.59 x 4.14)

A particularly generously proportioned second reception room having a gas fire set to a tiled surround and hearth, a uPVC double glazed window to the rear elevation enjoying a pleasant outlook over the rear garden, with 2 central heating radiators and a door accessing the kitchen. Please note: the current vendors have already made some electrical preparations in this room for a kitchen/diner.

Kitchen

9'6" x 6'5" (2.92 x 1.98)

Fitted with a range of wall and base units with working surfaces, stainless steel sink unit, uPVC double glazed window to the rear elevation, gas cooker point, space and plumbing for a washing machine, wall mounted gas boiler and an external door giving access to the rear garden.





Cellar

Being divided into 2 separate rooms with power and lighting.

FIRST FLOOR:

Landing

Having a uPVC double glazed window and a door leading to staircase rising to the second floor.

Bedroom

15'1" x 12'4" (4.62 x 3.76)

Positioned to the front of the property and enjoying generous double proportions with a uPVC double glazed window to front elevation, central heating radiator and a period cast iron ornamental fireplace.

Bedroom 2

13'5" x 12'2" (4.11 x 3.71)

A 2nd bedroom of generous double proportions with a period cast iron fireplace, central heating radiator and large uPVC double glazed window to the rear elevation affording views over the rear garden and beyond.

Bathroom

This luxury bathroom has part tiling to the walls, tiled floor and is furnished in a 4 piece white suite comprising a low flush wc, hand wash basin, corner shower unit with thermostatic shower and a freestanding roll top bath. Having a chrome ladder style heated towel rail, uPVC window and extractor.

SECOND FLOOR:

Master Bedroom

18'5 max x 22'0 max (5.61m max x 6.71m max)

This spacious attic bedroom has 3 Velux windows allowing

plenty of natural light with two of them being larger units to enjoy the far reaching views to the rear. Having underfloor heating and an adjoining ensuite.

Ensuite Shower Room

This modern ensuite shower room has tiling to the walls and floor and is furnished in a 3 piece white suite comprising a low flush wc, hand wash basin set to vanity storage and a corner shower unit with thermostatic shower. Having underfloor heating and a Velux window.

OUTSIDE:

To the rear of the property are particularly generous gardens laid predominantly to lawn with patio seating area and garden pond.

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 into the continuation of Victoria Road passing Brooksbank High School. Continue along passing The Rock Inn and bear right onto Well Street. Continue to the end of Well Street and bear left where North View can be found on the right hand side with the property clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B





MORTGAGES:

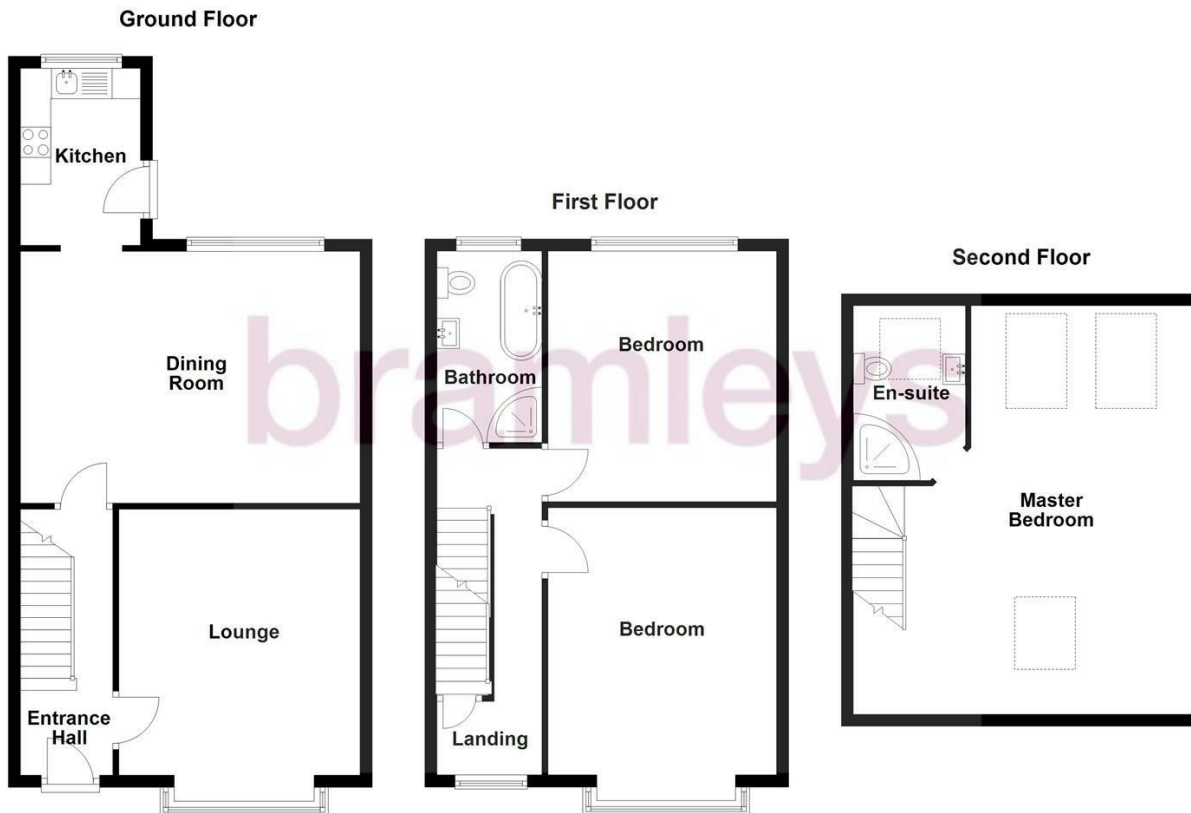
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



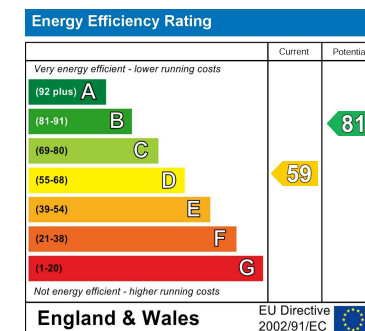




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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