



46 The Drive, Halifax, HX3 8NJ
£267,500

bramleys



Situated in the highly desirable area of Hipperholme, this 3 bedroom semi-detached property would make an ideal purchase for those with a young and growing family. Having modern fixtures and fittings throughout, the property is further enhanced by a conservatory to the rear, gas fired central heating and uPVC double glazing. Externally there are gardens to both front and rear, a side driveway providing off road parking and a detached single garage.

Ideally located for those wishing to commute to the major trading centres of Brighouse, Halifax or Bradford, access can also be gained to the M62 at Junction 26.

An internal viewing is highly recommended to appreciate the size, position and potential this property has to offer.



GROUND FLOOR:

Enter the property through a composite external door.

Side Entrance Vestibule

With a tiled floor which also extends to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash basin with chrome mixer taps. There is a central heating radiator and uPVC double glazed window.

Main Entrance Hall

Fitted with a central heating radiator, sunken LED lighting and an access door through to the lounge.

Lounge

13'1" max x 14'2" (3.99m max x 4.32m)

Having wood effect laminate flooring, sunken LED lighting, uPVC double glazed window to the front, walk-in cloaks cupboard and the main feature of this room is the fireplace with slate hearth and timber fire surround and mantel.

Dining Room

10'6" x 8'8" (3.20m x 2.64m)

Peacefully situated to the rear of the property, having sunken LED lighting and uPVC double glazed access doors which lead through to the conservatory. An archway provides access into the kitchen.

Conservatory

11'2" x 7'0" (3.40m x 2.13m)

Peacefully situated to the rear of the property, having uPVC double glazed windows to 3 sides, a wall light points and French doors which lead directly out into the rear gardens.

Kitchen

9'0" x 9'2" (2.74m x 2.79m)

Fitted with a range of matching wall and base units, concealed lighting to the wall units, laminated work surfaces, Kenwood 5 ring gas range style cooker with built-in oven and grill, and an overhead chrome and glass extractor fan and light. There are part tiled walls, plumbing for a washing machine, 1.5 bowl stainless steel sink with mixer taps and side drainer, uPVC double glazed window and sunken LED lighting.

FIRST FLOOR:

Landing

With a uPVC double glazed window and wall light point.

Bedroom

11'1" x 10'3" (3.38m x 3.12m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.



Bedroom 2

13'1" x 10'0" (3.99m x 3.05m)

Situated to the front of the property. There is sunken LED lighting, a uPVC double glazed window and central heating radiator.

Bedroom 3

9'3" x 7'5" inc bulkhead (2.82m x 2.26m inc bulkhead)

With sunken LED lighting, bulk-head storage cupboard, central heating radiator and a uPVC double glazed window.

Bathroom

Being fully tiled to the walls and having a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with Triton shower above. There is also a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property there are low maintenance gardens with a block paved, side driveway which leads to the detached garage. To the rear there are fully enclosed gardens, with flagged patio seating area, shaped lawned gardens, corner terrace, outside lighting and space for garden shed.

Garage

A single detached garage, power/light points and private side access door.

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 A58 Godley Lane and proceed to the traffic lights at Stump Cross, staying in the right hand lane and taking the A58 Leeds Road all the way up to the traffic lights at Hipperholme. Continue straight ahead at the traffic lights onto Leeds Road and turn left onto The Drive. Proceed up The Drive where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

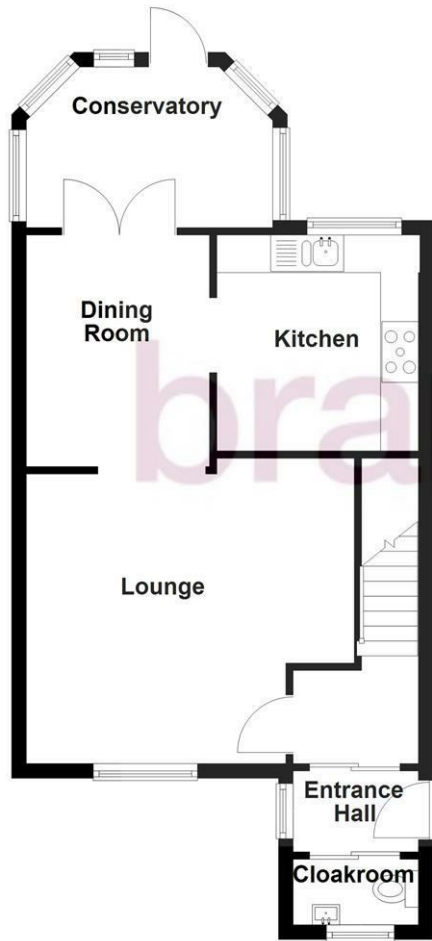
VIEWINGS:

Please call our office to book a viewing on 01422 374811.

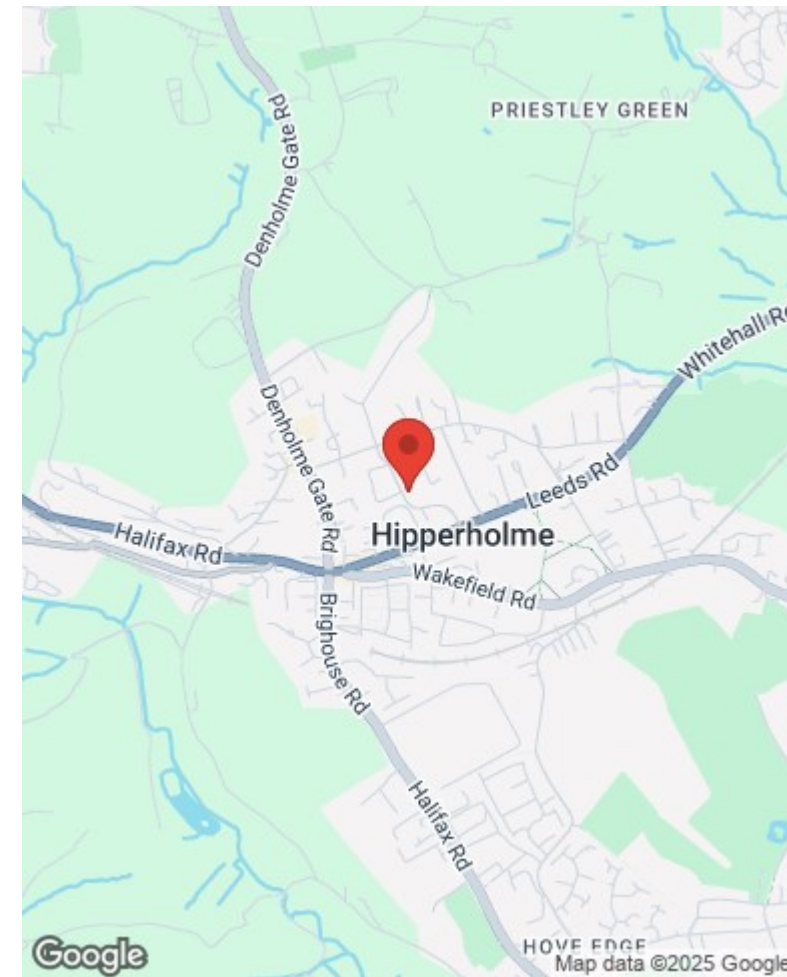
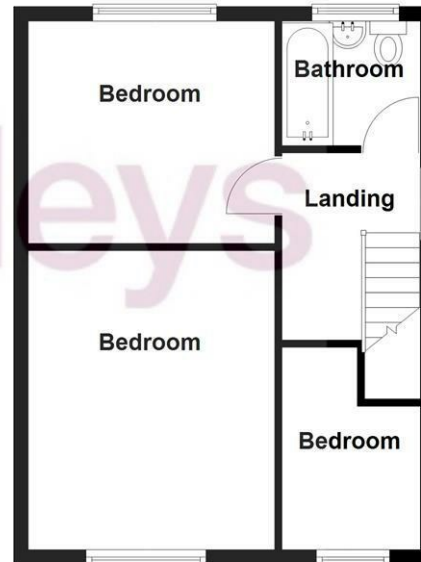




Ground Floor



First 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		EU Directive 2002/91/EC

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