



3 Sunnyside, Holywell Green, Halifax, HX4 9JW  
£185,000

bramleys





This brick built 2 bedroomed semi-detached property, is situated in this popular and much sought after semi-rural location. Enjoying views to both the front and rear, the property would make an ideal purchase for the first time buyer with modern and well presented accommodation throughout. Located in the popular and sought after village of Sowood which has good access to West Vale, Elland and Halifax, whilst also being a short drive from the M62 motorway network.

The property is being offered for sale with vacant possession and is fitted with gas fired central heating, uPVC double glazing and accommodation briefly comprising:- entrance hall, lounge, utility room, separate kitchen, first floor landing, 2 double bedrooms and a spacious 3 piece bathroom. Externally there are good sized gardens to both the front and rear, together with a driveway and garage providing off road parking.





## GROUND FLOOR:

Enter the property via a uPVC external door.

### Entrance Hallway

With a staircase rising to the first floor and uPVC window to the side.

### Utility Room

4'9" x 4'3" (1.45m x 1.30m )

Housing the central heating boiler with a uPVC window to the side. This room also has space and plumbing for an automatic washing machine.

### Kitchen

10'1" x 8'6" max (3.07m x 2.59m max )

The kitchen is fitted with a modern range of matching wall and base units with complementary working surfaces and tiled splashbacks. Incorporating a 4 burner gas hob with electric oven beneath, built-in extractor above and a stainless steel sink with side

drainer and mixer tap. The kitchen has 2 uPVC windows, a uPVC external door to the rear garden, a further door accessing an understairs storage cupboard and space for an undercounter fridge,

### Lounge

15'8" x 10'4" max (4.78m x 3.15m max )

This spacious reception room is fitted with 2 wall light points, a central heating radiator, ceiling coving, a uPVC window to the front and uPVC French doors which open out to the rear garden.

## FIRST FLOOR:

### Landing

Having a loft access point.





### Master Bedroom

15'7" x 9'1" (4.75m x 2.77m)

A spacious double bedroom which has uPVC windows to both front and rear elevations. This light and spacious bedroom has ceiling coving and a central heating radiator and enjoys open views across surrounding fields.

### Bedroom 2

9'8" max x 7'4" (2.95m max x 2.24m )

Positioned to the rear of the property, this second double bedroom has a central heating radiator and uPVC window with bulk-head storage.

### Family Bathroom

Being fully tiled to the walls and floor and furnished in a 3 piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. There is also a chrome ladder style heated towel rail and uPVC window.

### OUTSIDE:

To the front of the property, there is a lawned garden with tarmacadam driveway to the side providing off road parking and leading to a detached single garage. The rear garden is enclosed and is predominantly laid to lawn with mature shrubs and having a patio seating area.

### 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 and continue up past Brooksbank High School and follow the road as it becomes Station Road. At the top of the road, bear left onto Stainland Road and continue along passing through the village of Stainland and into the village of Sowood. After passing Sowood pre-school on the left, continue for a short distance where Sunnyside will be found as a turning on the left hand side. No.2 will be identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX 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.

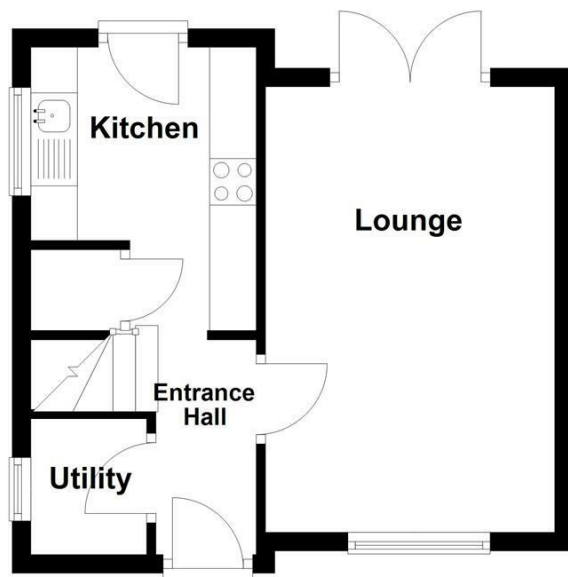




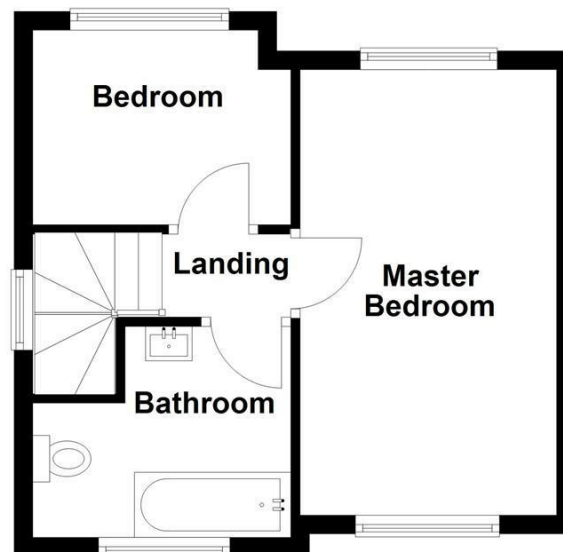




## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      |                         |
| (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 |

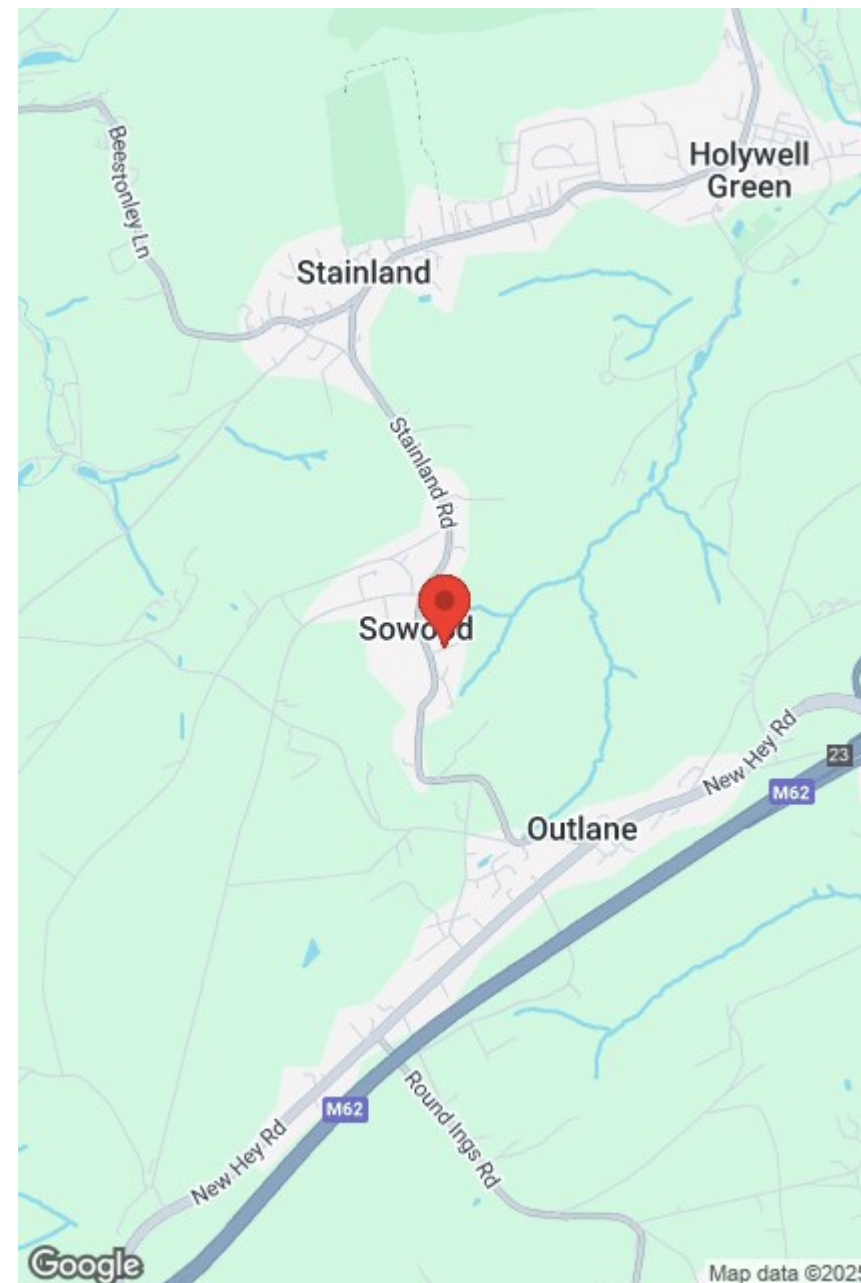
### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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