



18 Gleanings Drive, Norton Tower, Halifax, HX2 0PA
£150,000

bramleys



This well maintained two bedroom semi-detached home is situated within a popular residential location on the outskirts of Halifax. Offering well proportioned accommodation throughout, the property benefits from gas fired central heating, uPVC double glazing, gardens to both the front and rear, and a side driveway leading to a detached single garage. The home is ideally suited to first-time buyers, downsizers or investors and enjoys convenient access to local amenities, public transport links and Halifax town centre.



GROUND FLOOR:

Entrance Vestibule

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

Lounge

14'0" x 11'10" (4.27m x 3.61m)

Having central heating radiator, UPVC double glazed window and gas and coal effect living flame fire.

Dining Area

8'11" x 6'11" (2.72m x 2.11m)

Being open plan to the living room and having a central heating radiator and UPVC double glazed window.

Kitchen

8'11" x 7'4" (2.72m x 2.26m)

Having a range of floor and wall units, there is plumbing for automatic washing machine, inset 1½ bowl stainless steel sink unit with mixer taps and side drainer, electric hob and oven with overhead extractor fan and light, UPVC double glazed side access door and window, central heating radiator.

FIRST FLOOR:

Landing

Master Bedroom

14'11" x 10'9" (4.55m x 3.30m)

Having UPVC double glazed window, central heating radiator and built-in robes.

Bedroom 2

12'7" x 8'9" (3.86m x 2.67m)

Having central heating radiator, UPVC double glazed window and built-in robes.

Shower Room

Having a 4 piece suite comprising low flush toilet, bidet, pedestal wash basin and shower cubicle, there is a central heating radiator and UPVC double glazed window.

OUTSIDE:

The property enjoys gardens to both the front and rear, with a side driveway providing off-road parking and leading to a detached single garage measuring 5.69m x 2.34m (18'8" x 7'8"), fitted with double entrance doors.

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 King Cross Street and proceed to the main traffic lights at King Cross. Here, keep in the right hand lane and turn right at the next set of traffic lights onto Warley Road. Continue to the top of Warley Road and turn left into Gibbet Street which in turn becomes Roils Head Road. Continue up Roils Head Road and at the top of the hill turn right and immediately left into the continuation of Roils Head Road. Continue up the hill where Gleanings Drive can be found on the right hand side and the subject property can be located by the Bramleys for sale board on the left.

0003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

COUNCIL TAX BAND:

Band B

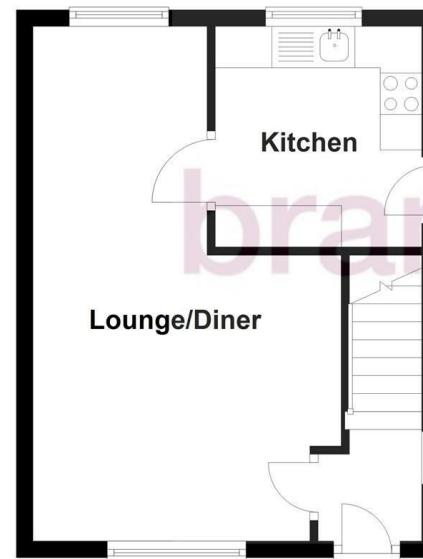
MORTGAGES:

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.

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		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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