



19 Healey Wood Crescent, Brighouse, HD6 3RP
£285,000

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NO UPPER CHAIN

Set at the head of this peaceful, residential cul-de-sac which adjoins fields to the side, is this 3 bedroom semi-detached dormer bungalow.

Situated on the highly desirable Healey Wood Crescent, the property would be of interest to a variety of buyers, including those looking towards retirement or alternatively those with a young and growing family looking for an ideal home, within a popular location which offers excellent potential to extend, subject to the relevant planning consents.

The property has gas fired central heating, uPVC double glazing and security alarm system.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.



GROUND FLOOR:

Enter the property via a composite external door, with sealed unit double glazed panels.

Entrance Hall

With a central heating radiator and built-in linen cupboard.

Lounge

16'6" x 12'0" (5.03m x 3.66m)

A spacious living room which is situated to the front of the property, fitted with a central heating radiator, ceiling coving, 2 wall light points, and an electric coal effect fire which is set into a Minster style fire surround and mantel, with marble hearth and backdrop.

Bedroom

12'9" x 11'9" (3.89m x 3.58m)

Peacefully situated to the rear of the property, having a

central heating radiator, uPVC double glazed window and 6 door built-in wardrobes with mirrored fronts.

Dining Room

11'0" x 9'1" (3.35m x 2.77m)

Peacefully situated to the rear of the property, having a central heating radiator, ceiling coving and uPVC double glazed French doors leading directly into the rear gardens.

Kitchen

10'10" x 8'10" (3.30m x 2.69m)

Fitted with a range of high gloss wall and base units with a range of integrated appliances to include a 4 ring gas hob with overhead extractor fan and light, split level oven and grill, washing machine, dishwasher and tumble dryer and a free standing fridge freezer. There are part tiled walls, a 1.5 bowl Asterite sink unit with mixer taps and side drainer, together with uPVC double glazed windows to both front and side.

Bathroom

Furnished with 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and retractable shower screen. There are fully tiled walls, a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

A staircase from the lounge gives access to the first floor.

Landing

Bedroom

14'1" x 8'0" min / 11'1" max (4.29m x 2.44m min / 3.38m max)

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window and an access door to the en suite.



En suite Shower Room

Being part tiled to the walls, having a 3 piece white suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath and a fully tiled shower cubicle. There is a chrome ladder style radiator and an access door into the eaves storage.

Bedroom

11'9" x 7'1" (3.58m x 2.16m)

With a central heating radiator and uPVC double glazed window. Single fitted wardrobe.

OUTSIDE:

The property has gardens to both front and rear. To the front, there are lawns with mature flowerbed borders and a concrete patterned driveway/parking area which provides off road parking for 3/4 vehicles. The driveway extends to the detached single garage. To the rear there are enclosed shaped, lawned gardens with a flagged seating area.

Garage

With an up and over 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.

TENURE:

Leasehold - Term: 999 years from 1 November 1964

Ground Rent : £8.0s.0d

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.

COUNCIL TAX BAND:

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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.

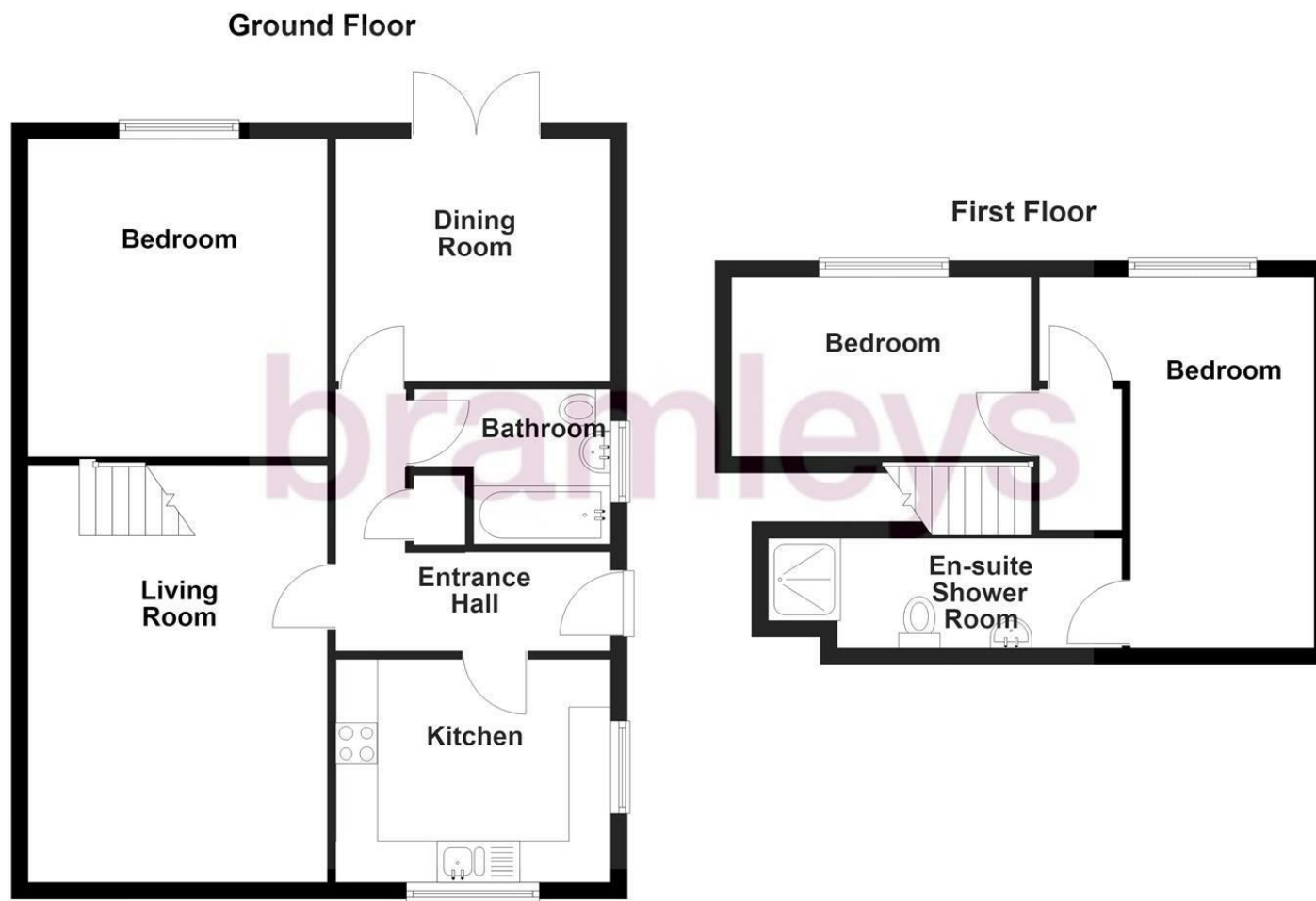
VIEWINGS:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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