

13 Hammond Street, Halifax, HX1 4DR

£120,000

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Situated within close proximity to Halifax town centre, this two-bedroom front back-to-back terraced property presents an excellent opportunity for first-time buyers and investors alike.

The accommodation is arranged over three floors and briefly comprises a fitted kitchen and lounge to the ground floor, a double bedroom and house bathroom to the first floor, together with a further spacious bedroom occupying the second floor.

The lower ground floor offers excellent versatility and has the potential to be utilised as a self-contained studio-style apartment, comprising an open-plan bedroom, living and kitchen area, together with a bathroom. This flexible space would be ideal for extended family, guest accommodation or, subject to any necessary consents, could offer additional rental potential.

Externally, the property benefits from a low-maintenance patio garden to the front.

Ideally positioned for Halifax town centre, local amenities, well-regarded schools and excellent commuter links, this property combines convenience with versatility and offers excellent potential for a variety of purchasers







GROUND FLOOR:

Enter the property via an external door into:-

Lounge

16'5" x 13'3" (5.00m x 4.04m)

A larger than average reception room, which provides ample space for a young family. Fitted with a uPVC double glazed window, central heating radiator, door which accesses the kitchen and a further door gives access to a set of stairs leading up to the first floor.

Kitchen

5'8" x 11'10" (1.73m x 3.61m)

Having a range of wall, drawer and base units, laminate work surfaces, stainless steel sink with side drainer, central heating radiator and a uPVC double glazed obscure window to the front elevation. Integral appliances include a 4 ring gas hob with oven and extractor hood. A door gives access to a staircase which leads down to the lower ground floor.

LOWER GROUND FLOOR:

Entrance Hall

An external door gives access to the lower ground floor, the meters and fuse box are also housed here.

Open-Plan Bedroom, Living and Kitchen Area

15'2" x 12'10" (4.62m x 3.91m)

A recently refurbished space, which is insulated and soundproofed this room is fitted with wall and base units, an electric oven with electric hob and extractor fan. There is also a stainless steel sink with side drainer, laminate work surface, wood effect laminate flooring, space for an undercounter fridge, ceiling spotlights, underfloor heating, a uPVC double glazed window and a door accessing the bathroom.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower head attachment. There is panelling to the splashbacks and a heated towel rail.

FIRST FLOOR:

Landing

With a central heating radiator, doors to the first floor living accommodation and a further set of stairs accessing the second floor.

Bedroom

11'9" max x 11'5" (3.58m max x 3.48m)

Having a central heating radiator and a uPVC double glazed window to the front elevation. There is also a useful understairs storage cupboard.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower above. There is tiling to the splashbacks, heated towel rail and a uPVC





double glazed window to the front elevation. The central heating boiler is housed here.

SECOND FLOOR:

Landing

Bedroom

13'4" x 15'0" (4.06m x 4.57m)

Having a Velux window to the rear elevation, central heating radiator and useful eaves storage point.

OUTSIDE:

To the front of the property there is a low maintenance patio area, with steps leading down to the lower ground floor.

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:

Freehold

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.

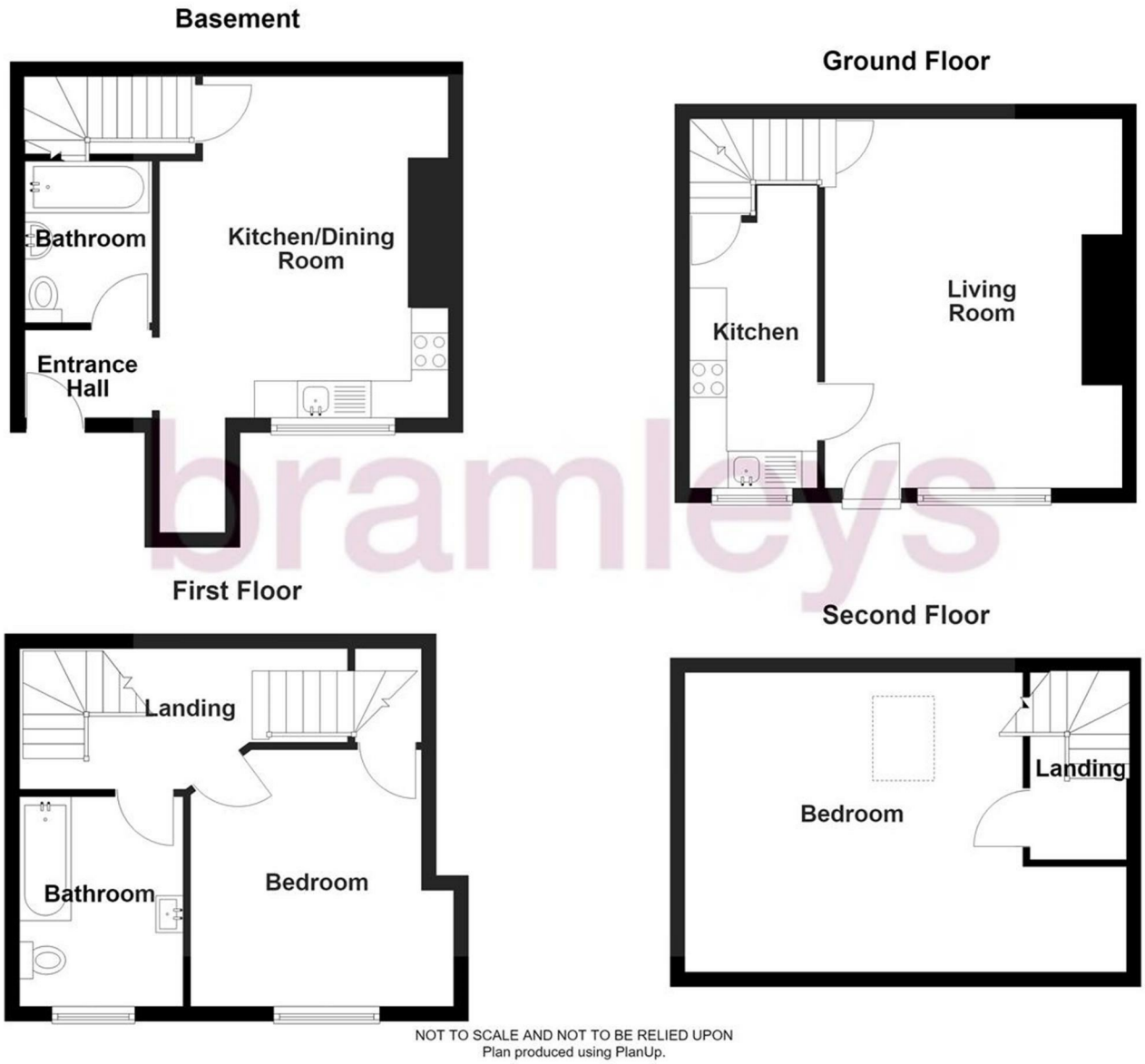
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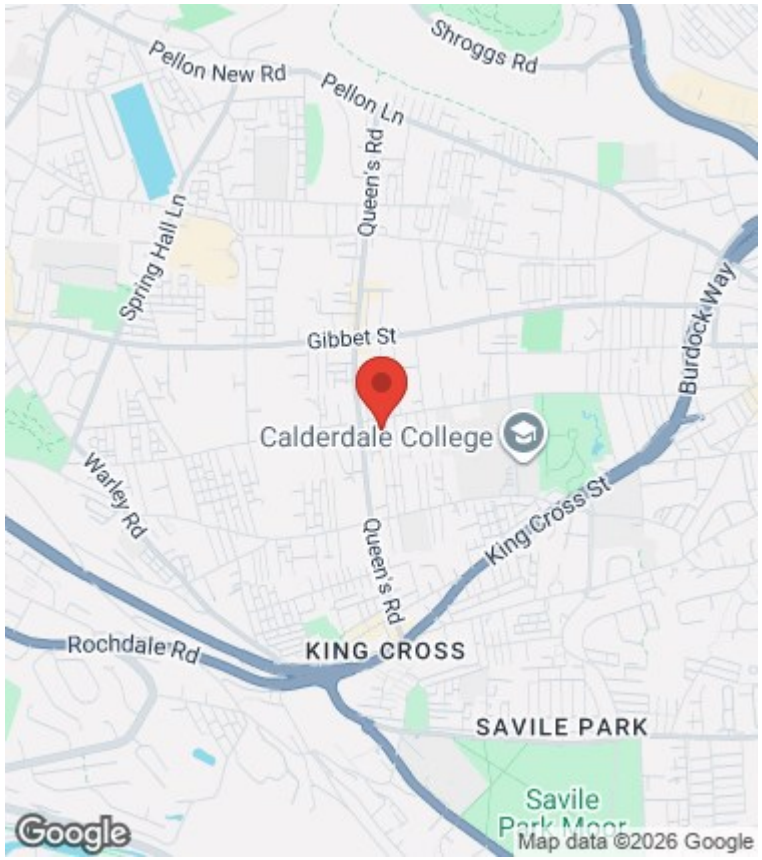
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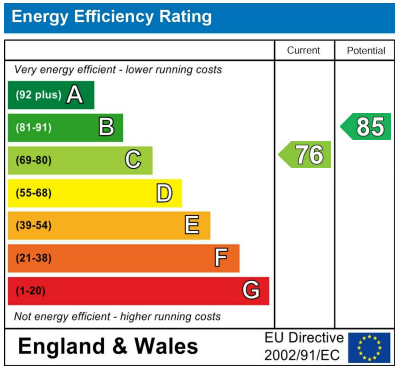












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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