

6 Hollyns Terrace, Greetland, Halifax, HX4 8AY

£155,000

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Offered with vacant possession, this well-presented two double bedroom terraced home is ideally situated in the heart of Greetland. The accommodation comprises a fitted kitchen and a good-sized, bright and welcoming lounge, with two double bedrooms and a modern bathroom featuring a separate shower to the first floor. Externally, the property benefits from a front garden, providing pleasant outdoor space. Ideally located in a popular residential area, the property also enjoys excellent transport links to Halifax, Huddersfield, Elland and the M62 motorway, making it an ideal choice for a range of buyers.





GROUND FLOOR:

Entrance Vestibule
Having a central heating radiator and staircase rising to the first floor.

Lounge
14'8 x 13'5 (4.47m x 4.09m)

Having a uPVC double glazed window and central heating radiator.

Kitchen
16'5 x 6'3 (5.00m x 1.91m)

Having a range of wall and base units, 1½ bowl stainless steel sink unit with side drainer and mixer tap, space and plumbing for an automatic washing machine and cupboard housing the central heating boiler, uPVC double glazed window to the rear elevation and understairs storage and a uPVC external door giving access to the rear of the property.

FIRST FLOOR:

Landing

Master Bedroom
16'7 x 9'1 (5.05m x 2.77m)

Having a uPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Two
12'' x 9'0 (3.66m' x 2.74m)

Having a central heating radiator and uPVC double glazed window.

Bathroom
Comprising of a four piece suite in white comprising of a low flush WC, pedestal hand wash basin, panelled bath and separate shower cubicle, towel rail and uPVC double glazed window.

OUTSIDE:
There is an enclosed patio garden to the front of the property. There is a shed to the rear.











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 via Victoria Road and continue round the bend onto Jepson Lane and Long Wall. At the junction bear right onto Rochdale Road to the traffic lights. Continue straight ahead into Rochdale Road and up the hill where Hollyns Terrace can be located on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

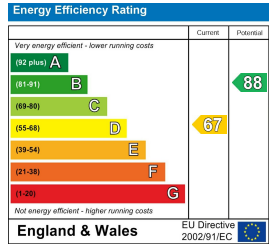


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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