



Apartment 6 Burrwood Court, Stainland Road, Holywell Green, Halifax,
£150,000

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Occupying a desirable position within this attractive development, this beautifully presented two-bedroom apartment offers spacious and well-planned accommodation together with the particularly appealing benefit of multiple balconies enjoying far-reaching views. The impressive open-plan living kitchen features three sets of French doors opening onto individual balconies, with a further set leading onto a larger stone flagged corner balcony. The property also benefits from a modern fitted kitchen with integrated appliances, two bathrooms including an en suite shower room, and a useful utility cupboard. The apartment is conveniently located near amenities in Holywell Green and West Vale and offers excellent commuter links to Huddersfield, Elland, Halifax, and Brighouse. On-street parking is available on Stainland Road. An early viewing is highly recommended to fully appreciate the position, views, and space this property offers.



Entrance Hallway

A welcoming entrance hallway with inset ceiling spotlights, central heating radiator and access to the utility cupboard with space and plumbing for an automatic washing machine.

Open Plan Living Kitchen

14'1" x 18'11" (4.29m x 5.77m)

A particularly impressive open-plan living and kitchen space, having inset ceiling spotlights and two central heating radiators. Also featuring three sets of UPVC French doors opening onto individual balconies, with a further set providing access to a larger stone flagged corner balcony, ideal for space for entertaining.

The modern kitchen is fitted with a range of matching wall and base units with complementary work surfaces and inset stainless steel sink with side drainer and mixer tap. Integrated appliances include a gas hob with extractor canopy, electric oven, fridge freezer and dishwasher. A cupboard houses the central heating boiler.

Master Bedroom

12'8" max x 14'9" max (3.86m max x 4.50m max)

A spacious double bedroom with inset ceiling spotlights, central heating radiator and UPVC window. UPVC French doors open onto a private balcony area enjoying far-reaching views. A door leads to the adjoining en suite shower room.

En Suite Shower Room

Fitted with a modern three-piece suite comprising a double shower enclosure with thermostatic shower, low flush WC and wall-mounted wash hand basin. Having timber flooring, inset ceiling spotlights and extractor fan.

Bedroom 2

14'9" max reducing to 8'11" x 11'4" max (4.50m max reducing to 2.72m x 3.45m max)

A generous second bedroom with UPVC double glazed window enjoying far-reaching views, inset ceiling spotlight and central heating radiator. The room provides access to the Jack and Jill bathroom.

Jack & Jill Bathroom

Part tiled to the walls and fitted with a three-piece white suite comprising low flush WC, wall-mounted wash hand basin and panelled bath with mixer tap and overhead shower. Having chrome ladder-style heated towel rail, timber flooring, inset ceiling spotlights and extractor fan.



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, continue straight up Victoria Road passing Brooksbank High School on the left. Proceed down Broad Car Lane into Holywell Green, continue along Station Road to the brow of the hill, at the junction here turn right onto Stainland Road, where the gated entrance in to Burrwood Court can be found after a short distance on the left hand side.

TENURE:

Leasehold - Term: 999 years less three days starting on 24 June 2009

Ground Rent; £402 PA

Service Charge: £1926 PA

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:

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.



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

