6 Broadley Lathe, Mount Tabor, Halifax, HX2 0RP

£165,000

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NO UPPER CHAIN

Situated in the popular residential area of Mount Tabor, this beautifully renovated 2 bedroom mid-terraced property, is offered to the market with vacant possession and is ready to move straight into. Finished to a high standard throughout, the property is ideal for first-time buyers, investors or those seeking a home requiring minimal work. Conveniently positioned close to local amenities, well-regarded schools and excellent commuter links, the property also benefits from a low-maintenance rear garden, making it an excellent choice for modern living.

GROUND FLOOR

Rear Entrance Hall

Access via a door into the entrance hall where there is a central heating radiator and stairs leading up to the first floor.

Living Room

11'4" x 10'6" (3.45m x 3.20m)

Having a wall mounted electric fireplace, a central heating radiator and a uPVC double glazed window to the rear elevation.

Dining Kitchen

17'9" x 11'4" (5.41m x 3.45m)

To the kitchen area, there is a newly fitted kitchen comprising a range of shaker-style wall, drawer and base units with laminate work surfaces over, incorporating a composite 1.5 bowl sink with drainer. Integral appliances include a four-ring induction hob with an oven below and extractor hood above. There is also a central heating radiator, a uPVC double glazed window to the front elevation, and an external door providing access to the front of the property. To the dining area, there is a spacious dining area which is fitted with a central heating radiator and useful understairs storage cupboard.

FIRST FLOOR

Landing

Bedroom

14'2" x 10'5" (4.32m x 3.18m)

A good sized double bedroom, which is fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

10'8" x 8'8" (3.25m x 2.64m)

Another good sized double bedroom, which has a central heating radiator, useful storage cupboard which houses the boiler, and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a modern 3 piece suite comprising of a low flush WC, wash hand basin with a vanity unit under and a panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator, and a uPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property, steps lead up to the front entrance. To the rear, the property enjoys a flagged patio, ideal for alfresco dining, complemented by decorative flowerbeds and a low-maintenance pebbled area.

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:

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:

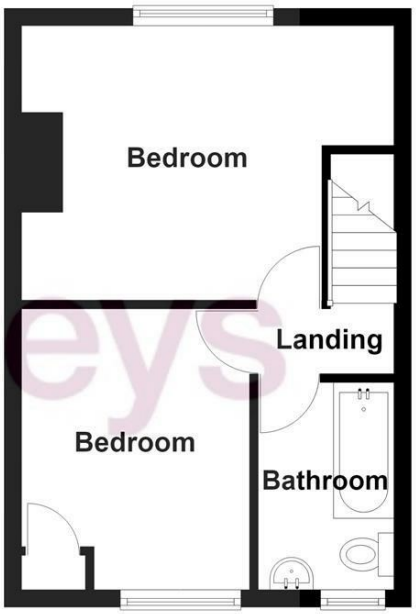
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

Ground Floor

First Floor



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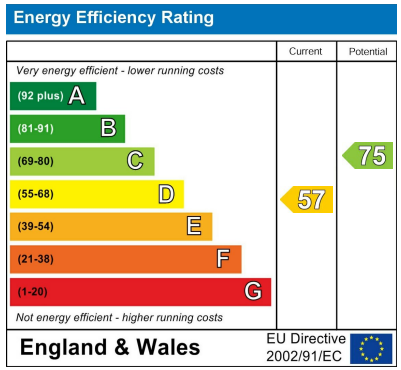
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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