



39 Cleveland Avenue, Siddal, Halifax, HX3 9BA

£130,000

bramleys



This stone built 2 bedroom through terrace property is situated in this popular residential locality with good access to the nearby towns of Elland and Halifax. Beautifully presented throughout, the property has gas fired central heating and uPVC double glazed and there is on-street parking plus gardens to both front and rear. In addition, there is a retractable loft ladder leading to the second floor attic room which is fully boarded and has a Velux window and provides a useful additional space as well as a lower ground floor storage cellar. Only by a personal inspection can one truly appreciate the size, quality and position of this ideal starter home.



GROUND FLOOR:-

Enter the property via a uPVC double glazed entrance door into:-

Lounge

15'1" x 12'7" (4.60m x 3.84m)

A spacious living room with an open fireplace with heavy stone cheeks and mantel. There is also a central heating radiator, part panelled walls and a uPVC double glazed window.

Kitchen

12'8" x 8'2" (3.86m x 2.49m)

Comprising a range of matching modern floor and wall units with laminated working surfaces and upstands. Being fitted with an Asterite sink unit with mixer taps and side drainer, a 4 ring gas hob with overhead extractor fan and light and built-in oven and grill. There is also plumbing for a washing machine, peninsula breakfast bar, a uPVC double glazed window and rear access door.

LOWER GROUND FLOOR:-

Cellar

Providing additional storage space.

FIRST FLOOR:-

Landing

There is a central heating radiator.

Bedroom 1

12'7" x 12'6" (3.84m x 3.81m)

A spacious double bedroom with a central heating radiator, a uPVC double glazed window and full width fitted wardrobes with sliding doors.

Bedroom 2

8'2" x 7'7" (2.49m x 2.31m)

Situated to the rear of the property and having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 4 piece white suite comprising low flush toilet, vanity wash basin with chrome mixer taps and drawer units beneath, panelled bath with mixer taps and shower attachment and a fully tiled corner shower cubicle. There is also a chrome ladder style central heating radiator and a uPVC double glazed window.

SECOND FLOOR:-



Attic Room

12'4" x 16'0" (3.78m x 4.88m)

Accessed via a retractable loft ladder and being fully boarded and fitted with a Velux window and exposed beams.

OUTSIDE:

The property has gardens to both front and rear, with the rear having artificial lawn.

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 on via Southgate taking a left at the roundabout onto Elland Riorges Link (B6114) and heading straight ahead at the next roundabout staying on Elland Riorges Link. At the next roundabout, take the left turn which leads onto Calderdale Way (A629) and stay on this road for some time as it becomes Huddersfield Road, then take a right turn onto Jubilee Road. Follow this road around as it becomes Oxford Lane then take the third right turn onto Cleveland Avenue where the property can be found on the left hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

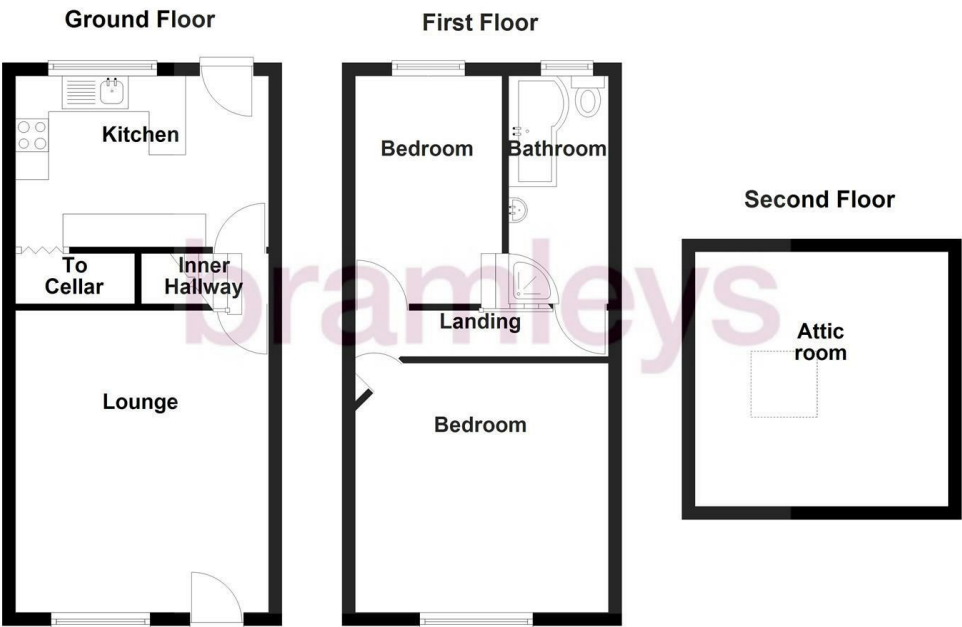
Band A

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.



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

