

12 Mile Cross Gardens, Halifax, HX1 3UJ

£125,000

bramleys



NO UPPER CHAIN

This stone built end terrace is offered for sale with no vendor and vacant possession and would be of interest to the first time buyer or property investor. Briefly comprising an entrance vestibule, lounge with bay window, dining area and separate kitchen, 2 bedrooms, box room and wet room style shower with gardens to both the front and rear. Requiring a programme of modernisation and improvement works, the property is currently fitted with uPVC double glazing and electric heating.

Providing excellent access to Halifax town centre and the local amenities of West End and Highroad Well. The property is well worthy of an internal viewing to truly appreciate the potential on offer.





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

A door leads through to the lounge and stairs provide access to the first floor.

Lounge

12'0" x 11'10" (3.66m x 3.61m)

This good sized reception room has a uPVC double glazed bay window and wall mounted electric radiator.

Dining Room

9'0" x 7'4" (2.74m x 2.24m)

Fitted with an electric radiator, uPVC double glazed access door and plumbing for a washing machine.

Kitchen

8'10" x 7'3" (2.69m x 2.21m)

Fitted with a uPVC double glazed window, wall and base units, inset stainless steel sink, electric cooker point and a built-in oven.

FIRST FLOOR:

Landing

Bedroom 1

11'1" x 8'11" (3.38m x 2.72m)

With an electric radiator and uPVC double glazed window.

Bedroom 2

9'11" x 8'11" (3.02m x 2.72m)

With an electric radiator and uPVC double glazed window.





Box Room

5'8" x 4'6" (1.73m x 1.37m)

Having an electric radiator and uPVC double glazed window.

Wet Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower. There is also an electric radiator and uPVC double glazed window.

OUTSIDE:

There are gardens to both the front and rear, which require landscaping.

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

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

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.

*please delete above as applicable

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.

VIEWINGS:

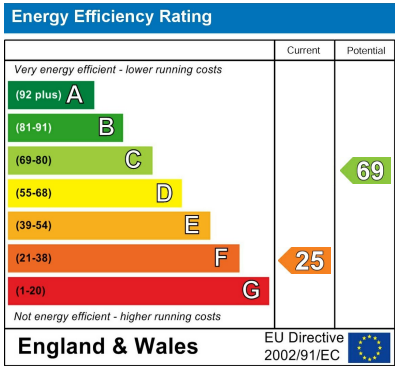
Please call our office to book a viewing on 01422 374811.





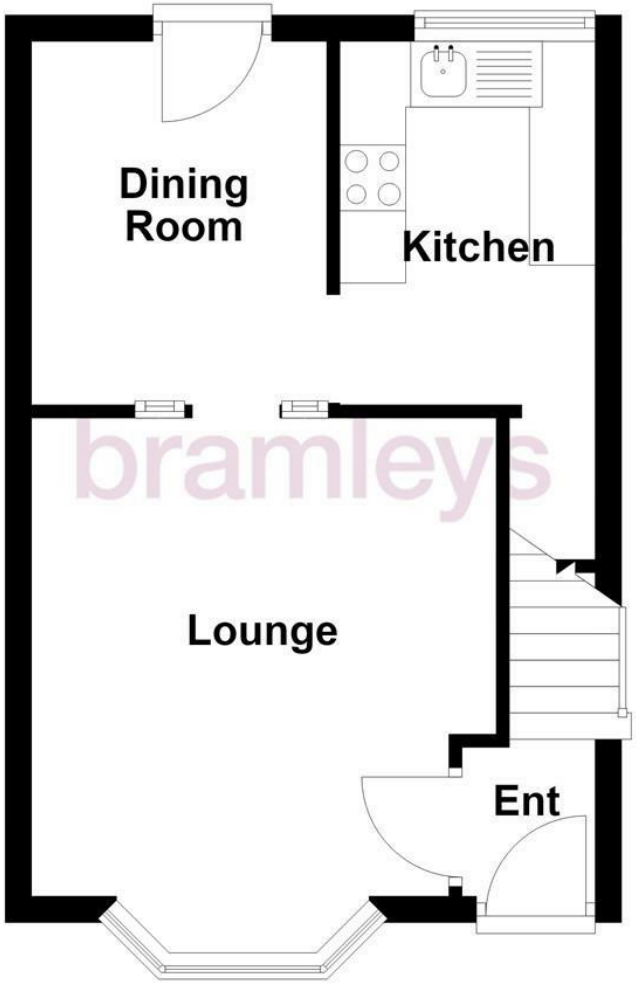




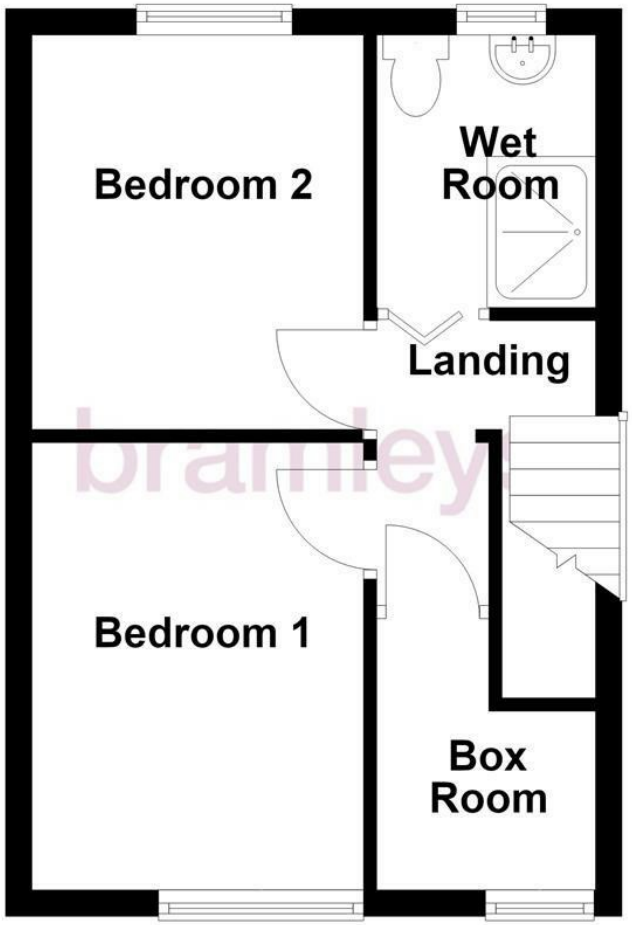

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
25
69
England & Wales
EU Directive 2002/91/EC



Ground Floor



First Floor



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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