



148 Saddleworth Road, Greetland, Halifax, HX4 8LZ
Offers In The Region Of £125,000

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Situated in the highly regarded area of Greetland, this stylish two-bedroom duplex apartment offers modern two-storey living with the feel of a contemporary townhouse or maisonette. Recently updated and presented in excellent condition, the property benefits from newly fitted carpets with quality underlay, newly fitted flooring to the kitchen and bathrooms, together with a modern fitted kitchen incorporating a range of integrated appliances. The accommodation includes a spacious living room with patio doors, two good-sized bedrooms, an en suite shower room to the master bedroom and a separate family bathroom. Externally, the property further benefits from a larger-than-average secure garage with remote-controlled electric door together with further off road parking available.



Entrance Hallway

The front door opens into the entrance hallway, with staircase rising to the first floor accommodation and access to the principal living areas.

Lounge

14'11" x 9'10" (4.55m x 3.00m)

A well-proportioned and naturally light living room with uPVC window and further uPVC French doors opening onto a Juliet balcony. Electric wall mounted heater and being open plan to:

Kitchen Area

8'9" x 5'7" (2.67m x 1.70m)

Fitted with a modern range of kitchen units with complementary work surfaces and incorporating integrated appliances including fridge freezer and washing machine with dryer.

FIRST FLOOR:

Landing

Providing access to both bedrooms, bathroom and useful storage/boiler room.

Master Bedroom

12'8" x 11'1" (3.86m x 3.38m)

A spacious double bedroom offering excellent proportions and benefiting from an adjoining en suite shower room.

En Suite Shower Room

Fitted with a modern shower cubicle, low flush WC and wash hand basin.

Bedroom 2

9'3" x 7'8" (2.82m x 2.34m)

A good-sized second bedroom offering flexibility as a guest bedroom, home office or study.

Family Bathroom

A well-appointed bathroom fitted with a panelled bath with shower over, low flush WC and wash hand basin.



OUTSIDE:

The property benefits from a larger-than-average secure garage with a remote-controlled electric garage door, providing excellent parking and storage. There are further parking spaces available.

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:

Leasehold - Term: 150 years from 07/02/2014 / Rent: £257 PA / Service charge £1584 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:

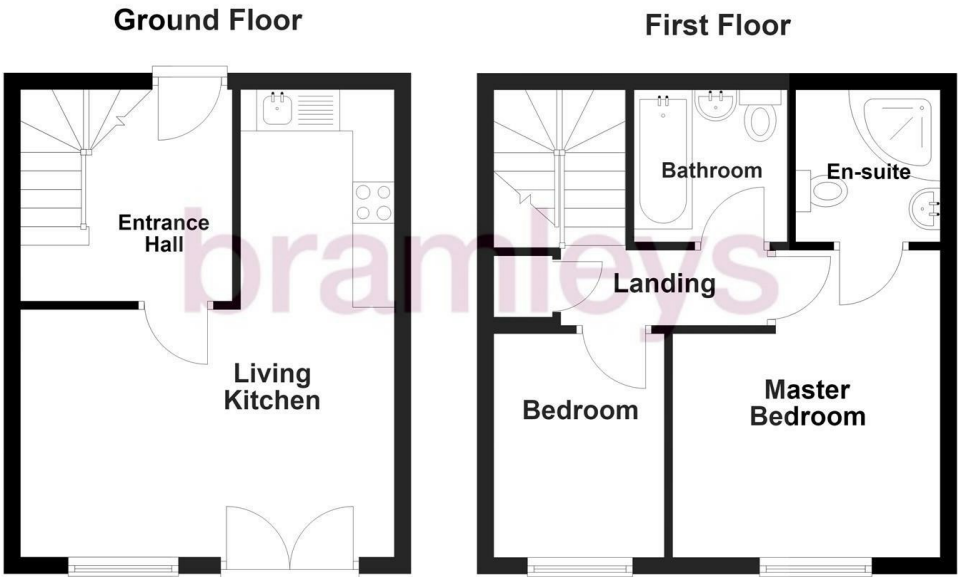
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MORTGAGES:

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.



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

