



26 Vegal Crescent, Halifax, HX3 5PA
Asking Price £100,000

bramleys





This 2 bedroom, brick built, ex-local authority end townhouse, is situated in this popular residential location amongst similar style properties. The property has gardens to both front and rear, with side driveway and has gas fired central heating, together with uPVC double glazing.

The property would make an ideal purchase for the first time buyer or investor buyer alike and is offered for sale with no upper chain and vacant possession upon completion.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a uPVC double glazed, external door into:-

Entrance Hall

With a central heating radiator.

Lounge

14'11" x 11'11" (4.55m x 3.63m)

Fitted with a gas, pebble effect fire. There is also a central heating radiator and uPVC double glazed window.

Kitchen

15'2" x 6'2" (4.62m x 1.88m)

Fitted with a range of wall and base units, gas hob with overhead extractor fan, built-in oven, inset stainless steel sink unit with mixer taps and side drainer. There is also a uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

10'10" x 10'9" (3.30m x 3.28m)

Fitted with a central heating radiator and uPVC double glazed window.

Bedroom 2

10'2" x 9'2" (3.10m x 2.79m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property has garden areas to both the front and rear. There is also a concrete parking space to the side of the property.



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 Halifax via Ovenden Road (A629) towards Ovenden. Passing Dean Clough on the right hand side continue along the main road and after a short distance turn left into Ovenden Way, take a right hand turning into Vegal Crescent where the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

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

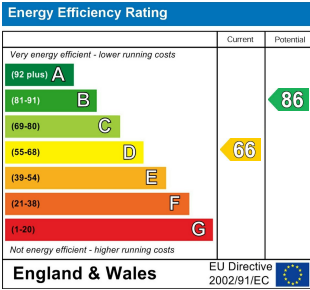
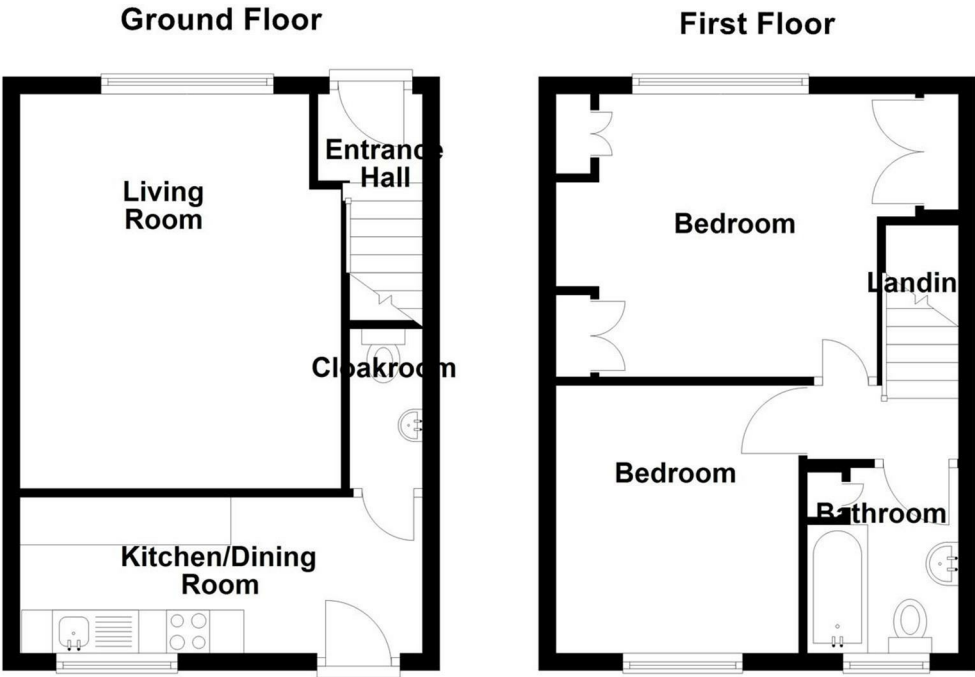
deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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 01484 530361.



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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