



19 Ing Head Terrace, Shelf, Halifax, HX3 7LB  
£165,000

bramleys





Situated within the popular residential area of Shelf within Halifax, is this three bedroom mid terraced house. Requiring a comprehensive programme of modernisation and improvement works, the property currently has uPVC double glazing and a gas fired central heating system.

This property is particularly suited for the investor buyer, as it offers a blank canvas to create a modern and stylish home in a desirable location. A viewing is highly recommended to fully appreciate the potential this property has to offer. With a little vision and effort, this house could be transformed into a delightful residence that meets the needs of today's lifestyle. Don't miss out on this exciting opportunity to make your mark in Halifax.

Energy Rating: TBA



## GROUND FLOOR:

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

### Entrance Vestibule

With a central heating radiator and stairs leading up to the first floor landing.

### Lounge

14'6" x 12'4" (4.42m x 3.76m)

With a uPVC double glazed bay window to the front, 2 wall light points and a central heating radiator.

### Kitchen

15'4" x 6'3" (4.67m x 1.91m)

Fitted with a range of wall and base units, plumbing for a washing machine, sink unit with mixer taps and side drainer, part tiled walls, a gas cooker point and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

### Bedroom 1

With built-in wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

9'9" x 9'1" (2.97m x 2.77m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 3

8'2" x 6'2" (2.49m x 1.88m)

With a uPVC double glazed window and a central heating radiator.

### Bathroom

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



**OUTSIDE:**

There are garden areas to both the front and rear.

**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

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

B

**MORTGAGES:**

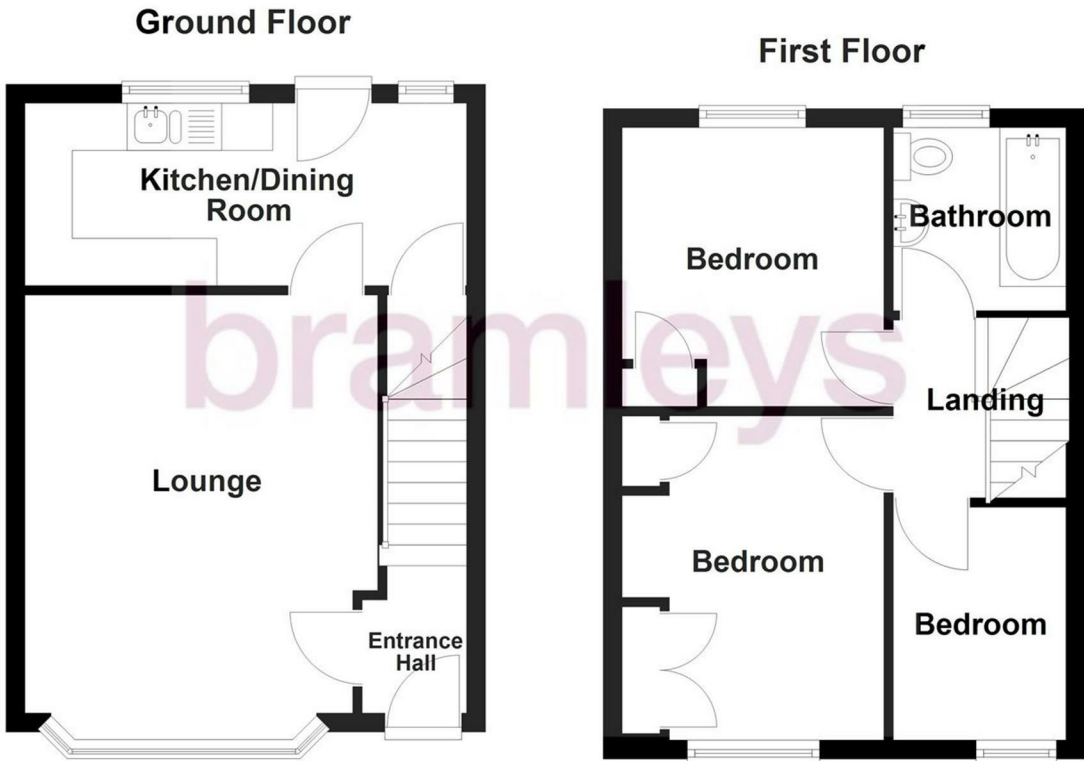
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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

