



8 Longley Gardens, 148 Saddleworth Road, Greetland, HX4 8LZ

£130,000

bramleys



Being situated in the highly sought-after location of Greetland, this recently refurbished and well-presented two-bedroom duplex apartment offers an excellent opportunity for both owner occupiers and investors alike, with a potential rental income of approximately £725 per calendar month. The property is conveniently located with easy access to the M62 motorway network and the nearby towns of Elland and Halifax.

The accommodation briefly comprises a ground-floor entrance hallway with a downstairs WC, a spacious lounge, and a modern kitchen fitted with integrated appliances including an oven, fridge, freezer, washing machine, electric hob, and extractor. To the first floor are two generous bedrooms and a bathroom fitted with a modern three-piece white suite with a shower over the bath.

Externally, the property benefits from an allocated parking space.



Entrance Hallway

Featuring an intercom system, electric heater, and a staircase leading to the first-floor landing.

Lounge

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

This room benefits from a uPVC double-glazed window, an electric heater, and a Juliet balcony.

Kitchen

10'1" x 5'7" (3.09 x 1.72)

Fitted with a range of wall and base units incorporating an integrated fridge freezer and washing machine, together with a four-ring electric hob with extractor hood above, electric oven below, and a sink unit with side drainer.

Landing

Featuring a built-in cupboard housing the boiler.

Bedroom 1

12'9" max. x 8'5" max. (3.90m max. x 2.58m max.)

With an electric heater and a uPVC double-glazed window.

Bedroom 2

9'3" x 5'11" (2.84 x 1.82)

With an electric heater and a uPVC double-glazed window.

Bathroom

Comprising a white three-piece suite incorporating a panelled bath with shower over and glass shower screen, low-flush WC, and hand wash basin, together with a heated towel rail.

Outside

Allocated parking space.

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:

From Bramleys Elland on Victoria Road, proceed towards Jepson Lane and turn onto Jepson Lane. Continue along before turning onto Long Wall. Follow as it becomes Saddleworth Road, continuing downhill towards Greetland. Turn left into Longley Gardens and follow the road to number 8 which can be identified by the Bramleys board.

TENURE:

Leasehold - Term: 150 years from 01/01/2008 Ground Rent: £603 Service Charge: £995
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:

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.

VIEWINGS:

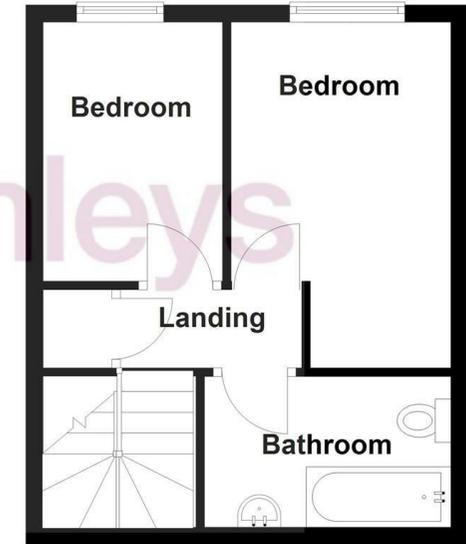
Please call our office to book a viewing:-

Calderdale Office: 01422 374811

Ground Floor



First Floor

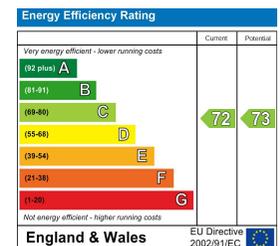


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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