



95 Sandhall Lane, Highwell Road, Halifax, HX2 0DH  
Offers Over £110,000

bramleys





This three-bedroom end-terrace property is set within a generous plot, offering spacious gardens, a driveway, and an attached garage. Providing well-proportioned accommodation arranged over two floors, it benefits from uPVC double glazing, gas central heating, and good-sized rooms throughout. The property is located in a popular residential area within easy reach of local amenities, Halifax town centre, and commuter links.





## GROUND FLOOR:

### Entrance Vestibule

Accessed via a uPVC external door to the front, with staircase rising to the first floor, central heating radiator, wood effect laminate flooring, and door to the lounge.

### Lounge

12'0" x 14'0" max (3.66m x 4.27 max)

Positioned to the front of the property with a uPVC window, wood effect laminate flooring, central heating radiator, and timber fireplace. Door through to the dining kitchen.

### Dining Kitchen

17'2 max x 9'5 max (5.23m max x 2.87m max)

Fitted with a range of matching wall and base units with laminate working surfaces and tiled splashbacks. Inset stainless steel sink with side drainer and mixer tap, gas cooker point with fitted extractor canopy, and space/plumbing for an automatic washing machine. The room enjoys plenty of natural light with two uPVC windows and a pair of uPVC French doors opening directly to the rear garden. There is also a central heating radiator, uPVC side external door, under-stairs storage, and a further door to the bathroom.

### Bathroom

Fitted with a three-piece white suite comprising low flush WC, pedestal wash hand basin, and panelled bath with thermostatic shower over. Part tiled walls, central heating radiator, and uPVC window.

## FIRST FLOOR:

### Landing

With uPVC window to the side and loft access point.

### Master Bedroom

15'2 max x 11'4 (4.62m max x 3.45m)

Located to the front of the property with a range of built-in cupboards, central heating radiator, and uPVC window.

### Bedroom 2

8'9 x 10'0 (2.67m x 3.05m)

A good-sized second bedroom positioned to the rear with uPVC window and central heating radiator.



**OUTSIDE:**

The property is set within a generous plot with gardens to the front, and rear, providing excellent outdoor space. A driveway to the side provides off-road parking and leads to an attached garage.

**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 the A58 King Cross Road travelling to the main set of traffic lights at King Cross. Keeping in the right hand lane proceed through the traffic lights onto the A646 Burnley Road turning immediately right at the next set of traffic lights onto Warley Road. Continue to the top of Warley Road and at the junction turn left onto Gibbet Street. Sandhall Lane can be found as the first turning on the right hand side and the subject property clearly identified by the Bramleys For Sale board.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

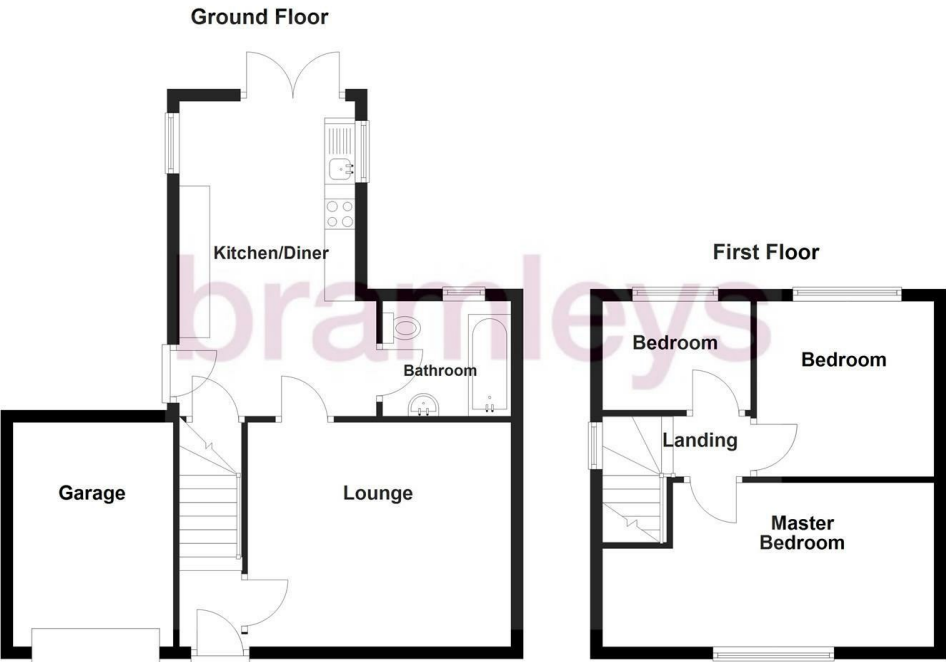
Band A

**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.



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

