



17 Battinson Street, Southowram, Halifax, HX3 9PL
Offers In The Region Of £230,000

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Situated only a short distance from Halifax town centre, this well presented three bedroom semi-detached property offers spacious and versatile accommodation ideal for a range of purchasers. The home benefits from modern fixtures and fittings throughout, high specification central heating radiators, an alarm system and driveway parking for multiple vehicles. Enjoying far reaching views to the front and an enclosed rear garden, an internal inspection is highly recommended.

GROUND FLOOR:

Lounge

14'10 x 14'2 (4.52m x 4.32m)

Accessed via a uPVC external door to the front, this spacious reception room features a pebble effect living flame gas fire set within a granite fireplace and hearth. A large uPVC bay window to the front elevation provides excellent natural light. There is a central heating radiator and staircase rising to the first floor with useful understairs storage.

Dining Kitchen

14'1 x 8'3 (4.29m x 2.51m)

Fitted with a modern range of matching wall and base units with complementary laminate working surfaces and inset one and a half bowl sink with side drainer and mixer tap. Integrated appliances include a four burner gas hob with electric oven beneath. There is space and plumbing for a washing machine and dishwasher, together with space for a fridge freezer. The dining area has a central heating radiator and useful pantry cupboard. Two uPVC windows overlook the rear garden and a side uPVC external door provides access outside. The kitchen also houses the wall mounted central heating boiler and has tiled splashbacks.

FIRST FLOOR:

Landing

Having a uPVC window to the side elevation and a useful bulkhead storage cupboard.

Master Bedroom

11'4 x 8'2 (3.45m x 2.49m)

Positioned to the front of the property enjoying fantastic far reaching views. A good sized double bedroom with central heating radiator and a range of stylish fitted wardrobes.

Bedroom 2

9'11 x 8'2 (3.02m x 2.49m)

A second double bedroom positioned to the rear with uPVC window and central heating radiator.

Bedroom 3

6'6 x 5'10 (1.98m x 1.78m)

Currently utilised as a home office but offering potential as a third bedroom. Positioned to the front elevation with central heating radiator and pleasant open views.





DIRECTIONS:

Leave Halifax via the A58 Burdock Way and proceed up the hill taking the right hand lane signposted Southowram where the traffic lights are located. Continue through the lights onto Beaconhill Road and continue all the way up the hill to Bank Top. Turn right onto Battinson Street where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

Family Bathroom

Fully tiled to the walls and floor and furnished with a three piece white suite comprising low flush WC, wash hand basin set within vanity storage and a P-shaped panelled bath with thermostatic shower over. There is a uPVC window and chrome ladder style heated towel rail.

OUTSIDE:

To the front of the property is a lawned garden and driveway providing off road parking for approximately three vehicles. The driveway leads to a former garage which has been fitted with replacement French doors and is currently used as a home gym, offering flexible additional space.

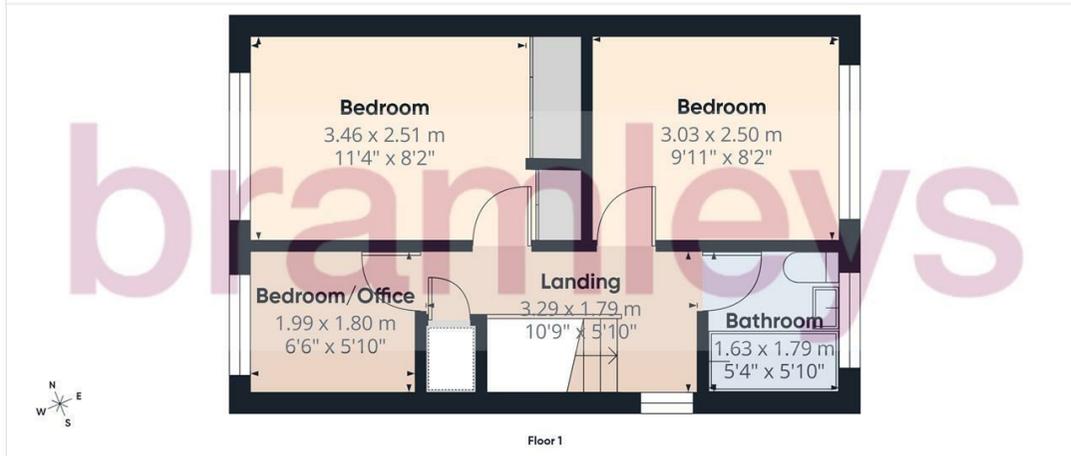
The rear garden comprises a paved seating area with raised lawn beyond and is enclosed by timber fencing, providing a good degree of privacy.

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.







Approximate total area⁽¹⁾
60.7 m²
654 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

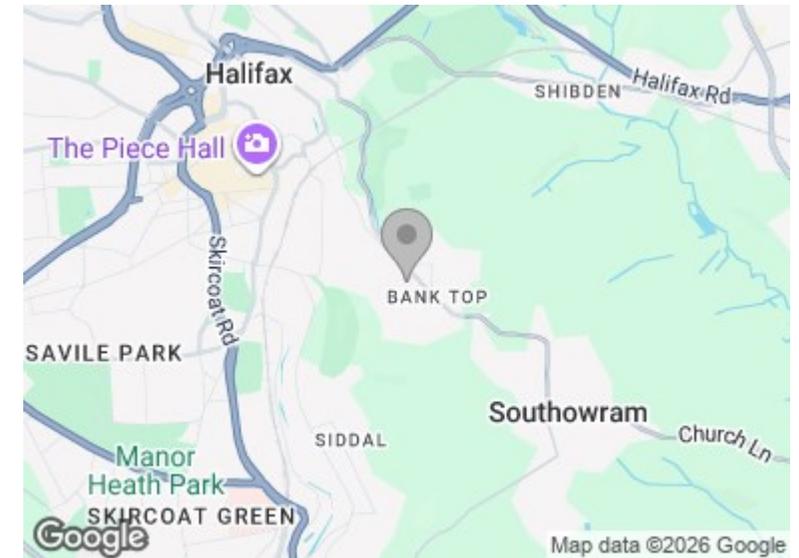
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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