



7 Vegal Crescent, Halifax, HX3 5PA

£139,950

bramleys

Situated within reach of a wide range of amenities within Ovenden, is this 2 bedroom semi-detached true bungalow. Having gas fired central heating and uPVC double glazing, the property would make an ideal purchase for those looking towards retirement. Externally there are generous gardens to both front and rear, together with a detached single garage. The property does require some modernisation and improvement, however this has been reflected within the asking price.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Vestibule

### Lounge

14'1" x 12'9" max (4.29m x 3.89m max)

A good sized lounge which is positioned to the front of the property, fitted with an inset living flame coal effect gas fire which is set to a granite fireplace. There is also ceiling coving, a built-in display cabinet and drawers to the alcove and a uPVC window to the front elevation with a central heating radiator beneath.

### Kitchen

11'8" x 7'10" (3.56m x 2.39m)

A good sized kitchen which is fitted with a range of matching wall and base units, tiled walls and stainless steel sink unit with side drainer. There is a gas cooker point with space and

plumbing for an automatic washing machine, breakfast bar area and central heating radiator. There is also a uPVC double glazed window and uPVC external door which accesses the rear garden.

### Bathroom

Being tiled to the walls and furnished with a 3 piece white suite comprising of a low flush WC, panelled bath with shower attachment and a pedestal wash hand basin. There is also a corner storage cupboard and central heating radiator with uPVC window.

### Bedroom 2

10'10" x 9'7" (3.30m x 2.92m)

A good sized double bedroom which is positioned to the rear of the property. Having a uPVC window overlooking the rear garden and a central heating radiator. There is also a range of built-in cupboards, wardrobes and dressing table with drawers.



### Master Bedroom

10'3" x 11'4" (3.12m x 3.45m)

This good sized double bedroom, is fitted with a range of furniture to include drawers, cupboards and built-in wardrobes with a central heating radiator and a uPVC window to the front elevation.

### OUTSIDE:

To the front of the property there is a well stocked enclosed garden area, a shared driveway to the side leads to a detached, single garage which provides off road parking. The rear garden is predominantly lawned, with shrub and flowerbed borders.

### 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 Keighley Road (A629) in the direction of Ovenden, proceed straight ahead at the first set of traffic lights and at the second set turn left into Ovenden Way. Proceed up the hill to almost the conclusion of the hill, where Vegal Crescent can be found as a turning on the right hand side. Proceed along the Crescent, where the subject property can be found towards the end of the road on the right hand side.

### >>>TENURE:

TBC

### COUNCIL TAX 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.

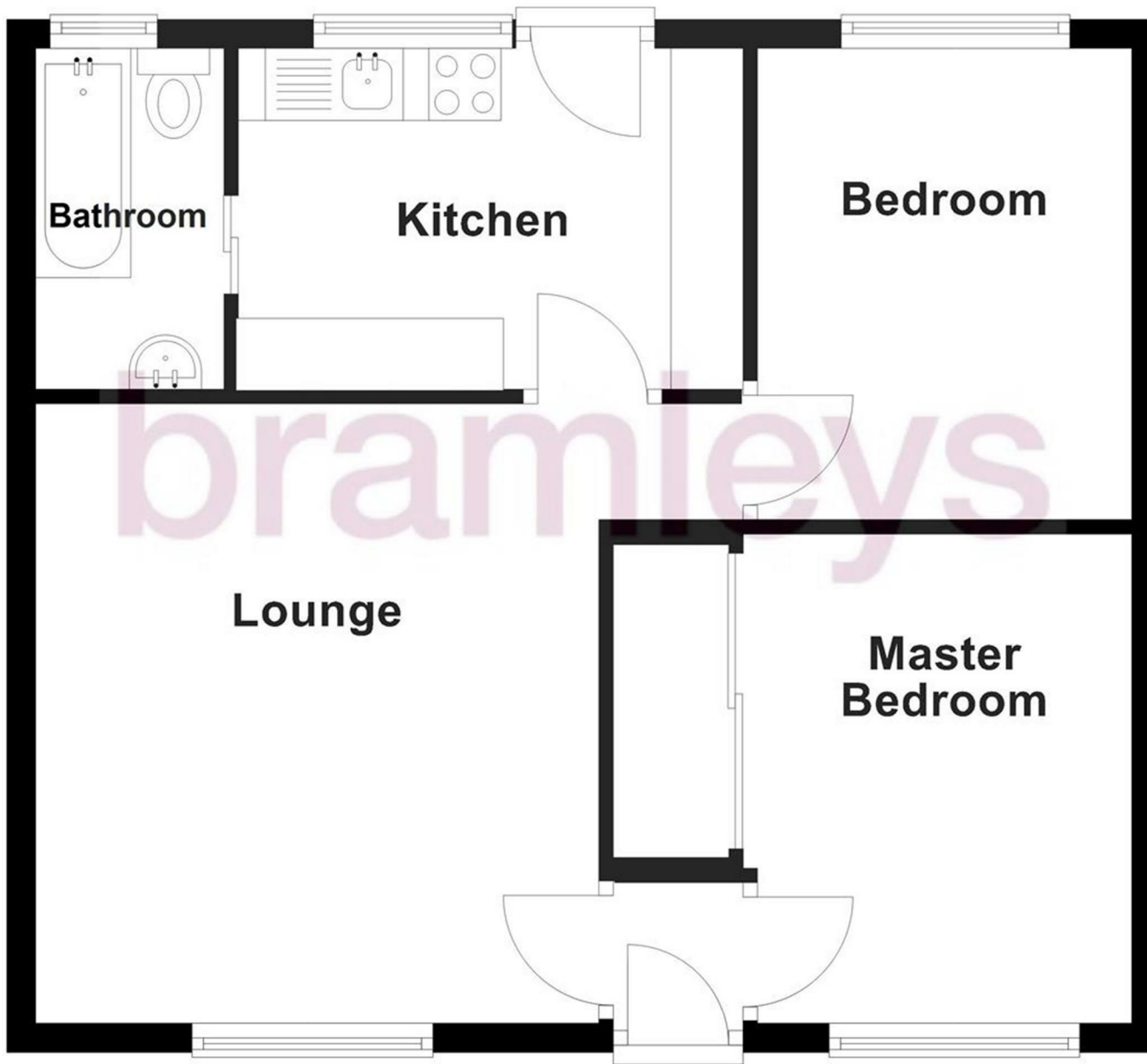
### VIEWINGS:

Please call our office to book a viewing on 01422 374811.





# Ground Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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



Huddersfield | Halifax | Elland | Mirfield

