



70 Essex Street, Halifax, HX1 3UE
£100,000

bramleys



Situated in a popular residential location in Halifax, is this well presented two bedroom property offering ready to move into accommodation. Benefiting from uPVC double glazing and gas central heating, the property briefly comprises: entrance vestibule, lounge with bay window and a modern fitted kitchen. To the first floor there are two double bedrooms and a contemporary bathroom, together with an enclosed, low maintenance garden to the rear.



GROUND FLOOR:

Entrance Vestibule

Accessed via a uPVC external door to the front elevation, having a central heating radiator and staircase rising to the first floor.

Lounge

13'11 x 12'4 max into bay (4.24m x 3.76m max into bay)

A well presented reception room positioned to the front of the property, featuring a uPVC bay window, central heating radiator, ceiling coving and a contemporary inset electric fire with granite surround.

Kitchen

11'7 x 7'8 (3.53m x 2.34m)

Fitted with a modern range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Having an electric cooker point, space for a fridge freezer and space and plumbing for an automatic washing machine. With central heating radiator, uPVC window and uPVC external door giving access to the rear garden. A door also leads to a useful understairs storage cupboard.

FIRST FLOOR:

Landing

Master Bedroom

13'0 x 9'9 (3.96m x 2.97m)

A good sized double bedroom positioned to the front of the property, having fitted wardrobes with sliding doors, central heating radiator and uPVC window.

Bedroom 2

10'6 x 9'2 (3.20m x 2.79m)

A second double bedroom positioned to the rear, having a central heating radiator and uPVC window.



Bathroom

A modern bathroom being 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 panelled bath with thermostatic shower over. Having a chrome ladder style heated towel rail and uPVC window.

OUTSIDE:

To the front is a paved garden area. To the rear of the property is an enclosed garden comprising a paved seating area, artificial lawn and raised borders, all enclosed by timber fencing.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

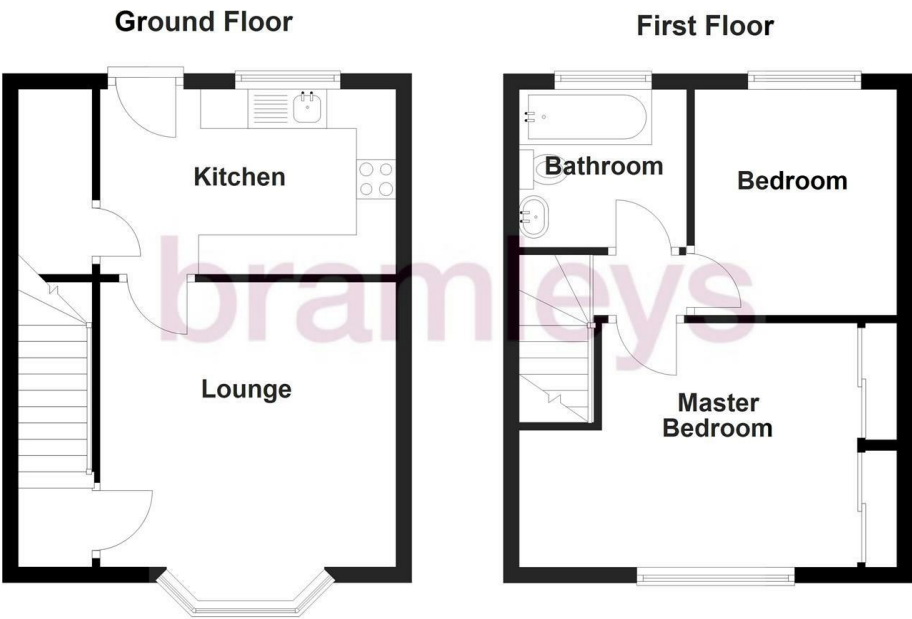
Band A

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.



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(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	