



15 Sandhall Green, Halifax, HX2 0DR
£170,000

bramleys



Having recently undergone a programme of modernisation throughout, including a newly fitted kitchen and bathroom suites, redecoration and new carpets, this spacious home offers versatile 4/5 bedroom accommodation arranged over three floors. Ideally suited to families or those seeking flexible living, the property includes a ground floor bedroom with en-suite facilities, along with further well proportioned bedrooms and generous living space. Externally, the property benefits from an enclosed rear garden and covered parking via a carport for two vehicles.



GROUND FLOOR:

Entrance Hallway

Accessed via a uPVC external door to the front, having a central heating radiator, staircase rising to the first floor and a further uPVC door giving access to the rear garden.

Ground Floor Master Bedroom

10'2" x 9'1" (3.12m x 2.77m)

A double bedroom positioned to the rear, having a uPVC window and central heating radiator, with a door leading to:

En-Suite

Furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with thermostatic shower. Having wall panelling, extractor and central heating radiator.

FIRST FLOOR:

Landing

Lounge

16'9" max x 12'2" max (5.13m max x 3.71m max)

A light and spacious L-shaped reception room with two uPVC windows to the front elevation, central heating radiator and wall mounted electric fire set to a granite hearth.

Dining Kitchen

12'11" x 10'5" (3.94m x 3.20m)

Fitted with a newly installed kitchen comprising a range of matching wall and base units with laminate working surfaces and inset 1½ bowl stainless steel sink with side drainer and mixer tap. Having a four ring gas hob with extractor canopy and built-in oven beneath, plumbing for an automatic washing machine and cupboard housing the central heating boiler. With central heating radiator and uPVC window to the rear.

Bedroom 5/Study

6'11" x 6'0" (2.13m x 1.85m)

A versatile room ideal as a bedroom or home office, having a central heating radiator and uPVC window to the rear.

SECOND FLOOR:

Landing

Having loft access.

Bedroom 2

13'3" x 10'4" (4.04m x 3.15m)

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

Bedroom 3

12'0" x 10'4" (3.68m x 3.15m)

A good sized double bedroom positioned to the front, having a uPVC window and central heating radiator.



Bedroom 4

7'4" x 6'0" (2.26m x 1.83m)

Having a Velux skylight window and central heating radiator.

Bathroom

Furnished with a three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. Having wall panelling, inset ceiling spotlight and central heating radiator.

OUTSIDE:

To the rear of the property is an enclosed garden with artificial lawn, providing a low maintenance outdoor space. To the front, a carport provides covered off-road parking for two vehicles.

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 King Cross Road and proceed all the way to the main traffic lights at King Cross. Keep in the right hand lane following the A646 Burnley Road and after the next set of traffic lights, turn right onto Warley Road. Proceed all the way to the top and turn left at the junction and then first right onto Sandhall Lane. Take the first right off Sandhall Lane onto Sandhall Green and follow the road around to the left where the property can be found at the far end on the right 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.

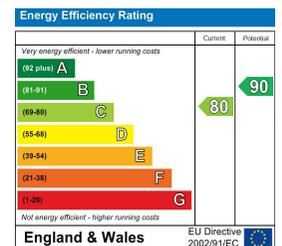


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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