



55 East Street, Lightcliffe, Halifax, HX3 8TU  
£185,000

**bramleys**

Situated in the highly sought-after area of Lightcliffe, this tastefully refurbished end-terrace property is ideal for first-time buyers or professional couples. The home benefits from uPVC double glazing and gas-fired central heating, and offers accommodation comprising a spacious lounge, fitted kitchen, useful cellar, two bedrooms (one double and one single), and a modern three-piece bathroom.

Externally, the property enjoys lawned gardens to both the front and rear, along with a generous driveway to the side providing off-road parking for up to three vehicles. Ideally positioned close to local amenities and reputable schools, the property also offers excellent access to the M62 motorway network, making it perfect for commuters.



## GROUND FLOOR:

### Lounge

13'2 x 13'2 (4.01m x 4.01m)

The lounge is accessed via an entrance door and has a fireplace surround, a central heating radiator and a uPVC double glazed window to the front elevation.

### Kitchen

13'2 x 5'11 (4.01m x 1.80m)

Having a range of wall and base units with working surfaces over and inset stainless steel sink unit. There is a gas hob, integrated oven with stainless steel extractor hood over and space and plumbing for a washing machine and under counter fridge. The kitchen houses the Baxi boiler and has a uPVC double glazed window and external composite door.

## LOWER GROUND FLOOR:

### Cellar

5'11 x 13'2 (1.80m x 4.01m)

Providing useful storage space and having power and lighting. The cellar houses the fuse box.



## FIRST FLOOR:

### Landing

Having access to the loft via a hatch.

### Bedroom 1

11'7 to chimney breast x 10'5 (3.53m to chimney breast x 3.18m)

This spacious double room has a central heating radiator, fitted three door oak wardrobes and a uPVC double glazed window.

### Bedroom 2

10'11 x 5'4 (3.33m x 1.63m)

This single room has a central heating radiator and a uPVC double glazed window.

### Bathroom

Having a three piece suite comprising bath with shower over and screen, hand wash basin, wc, chrome ladder style radiator and uPVC double glazed window.



#### OUTSIDE:

To the front is a small lawned buffer garden with gate and a driveway to the side provides off road parking for up to 3 vehicles. There is a further lawn to the rear.

#### 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 and continue to the traffic lights at Stump Cross. Take the right hand fork at the traffic lights onto the A58 Leeds Road and continue all the way to the traffic lights in Hipperholme. Proceed through the lights taking an immediate right hand fork onto the A649 Wakefield Road. Continue along passing St Matthews Church on the right hand side and after passing The Sun Inn public house on the right take the second right hand turning into Greenfield Avenue. East Street can then be found as the second turning on the left.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

A

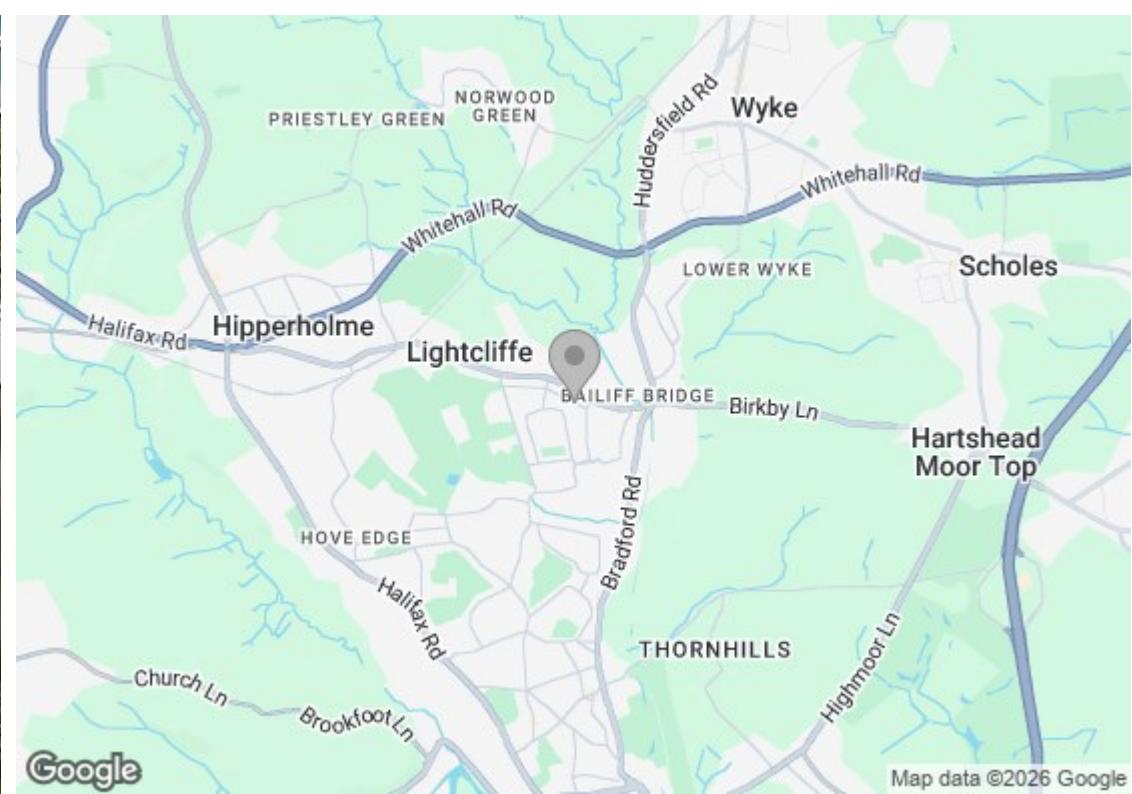
#### MORTGAGES:

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.**

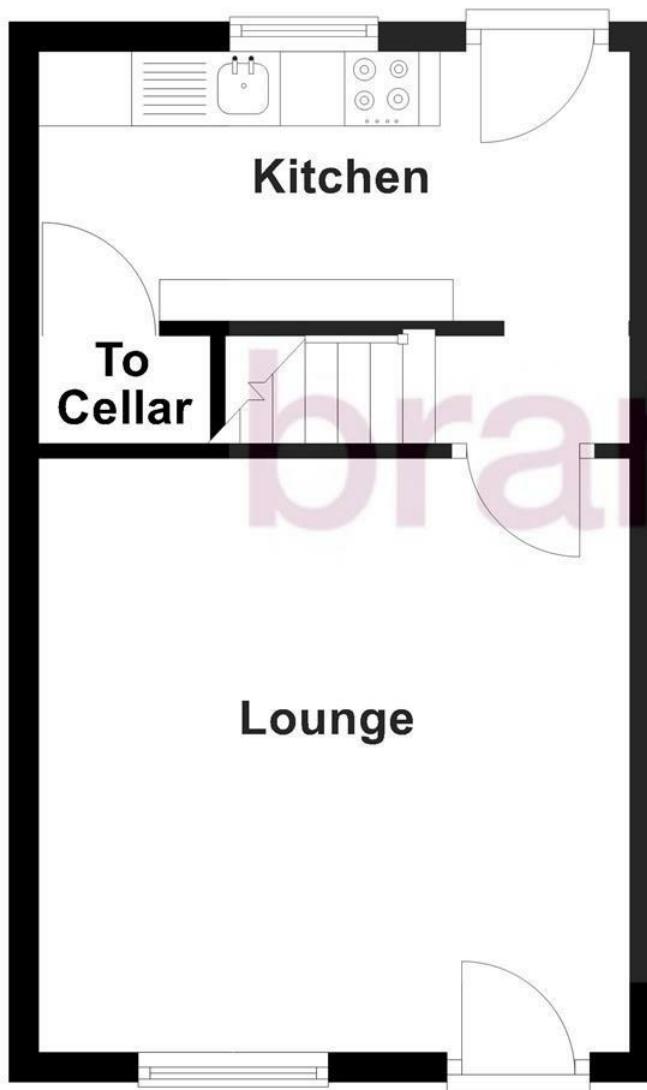
#### ONLINE CONVEYANCING SERVICES:

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.





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	81	64
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 in situ 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