



27 Queen Street, Greetland, Halifax, HX4 8DS

£120,000

bramleys





A deceptively spacious two-bedroom terrace property arranged over three floors, situated within the ever-popular area of Greetland. Offering generous accommodation including a large lounge, dining kitchen, attic bedroom and modern bathroom, this home is ideally placed for access to local amenities, schools, and excellent transport links to both Halifax and Huddersfield. An ideal purchase for the first-time buyer, young family or investor.



GROUND FLOOR:

Entrance Vestibule

Lounge

18'2 x 14'5 max (5.54m x 4.39m max)

A spacious reception room, positioned to the front of the property, with timber fireplace, central heating radiator, two wall light points to the alcoves and a uPVC window providing natural light. A staircase leads down to the lower ground floor kitchen.

LOWER GROUND FLOOR:

Kitchen

16'0 x 6'6 max (4.88m x 1.98m max)

Tiled to the floor and fitted with a range of matching wall and base units with complementary working surfaces and tiled splashbacks. Incorporating a stainless steel sink with side drainer and mixer tap, four-burner gas hob with electric oven beneath, and space with plumbing for an automatic washing machine. Finished with inset ceiling spotlights and two windows.

FIRST FLOOR:

Landing

Master Bedroom

17'11 x 10'4 max (5.46m x 3.15m max)

A generous double bedroom positioned to the front of the property with uPVC window and central heating radiator.

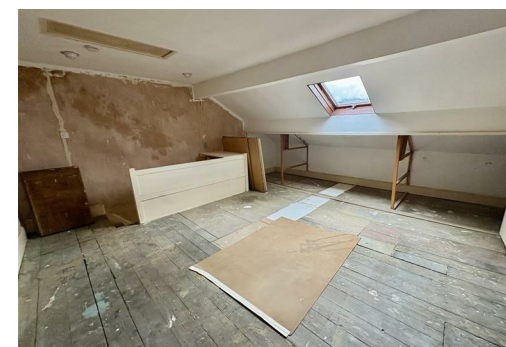
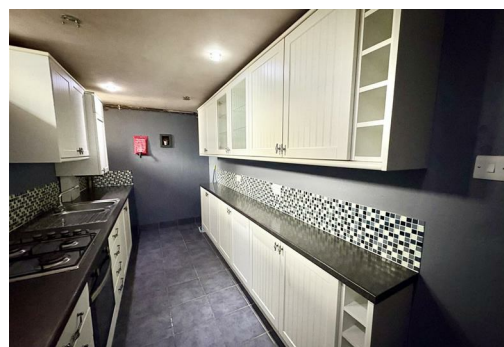
Bathroom

Furnished with a modern three-piece white suite comprising low flush WC, pedestal wash hand basin, and panelled bath with electric shower over. With uPVC window, built-in storage cupboard and staircase rising to the second floor.

SECOND FLOOR:

Attic Bedroom

A spacious second bedroom with built-in cupboards, central heating radiator, and Velux skylight window.



OUTSIDE:

The property is street-lined to the front.

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 our Elland office travelling up Victoria Road bearing right on the bend and continuing along Long Wall. At the junction with Saddleworth Road bear left and continue down the road to the traffic lights in West Vale. At the traffic lights bear left into Stainland Road and proceed passed the shops where Queen Street can be found on the left hand side. The property can be located on the left hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

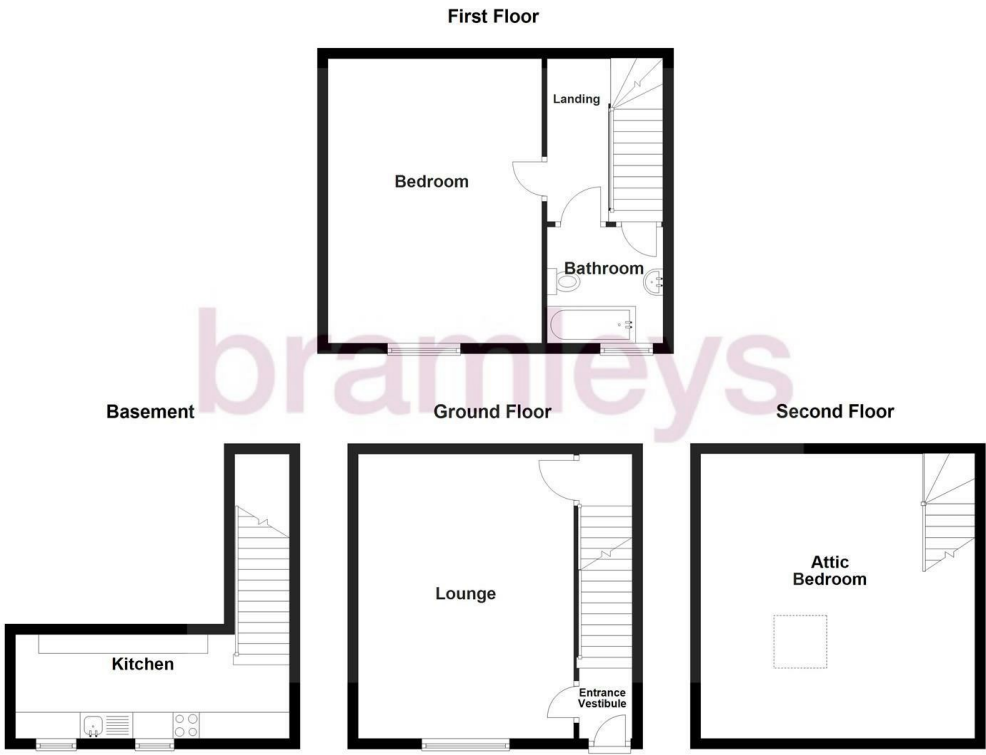
Band A

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.



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			
(112 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	