



19 Chapel Street, Holywell Green, Halifax, HX4 9AY  
Asking Price £140,000

bramleys





This well-maintained through terrace offers spacious and versatile living arranged over three floors. With three generously sized bedrooms and open-plan living areas, the property is ideal for first-time buyers, families, or investors alike. Featuring modern interiors, uPVC double glazing, gas central heating, and access to a communal courtyard garden at the rear. Situated close to local amenities, schools, and excellent transport links, offering a superb opportunity in a sought-after location.





## GROUND FLOOR

### Lounge

15'3 x 14'8 max (4.65m x 4.47m max)

Accessed via a composite external door, the lounge is a welcoming space with a uPVC window to the front, a central heating radiator, and an inset remote-control electric fire. The room features wood-effect laminate flooring that flows through to the kitchen. A door leads to the cellar.

### Kitchen Area

8'5 x 7'7 max (2.57m x 2.31m max)

Fitted with a range of modern wall and base units, the kitchen includes complementary work surfaces and an inset stainless steel sink with side drainer and mixer tap. Integrated appliances comprise an electric hob with oven beneath, a fitted extractor canopy, and a built-in fridge. A uPVC rear window brings in natural light, and the open-plan layout provides a sociable cooking and dining environment.

### Dining Area

6'2 x 4'2 (1.88m x 1.27m)

Positioned just off the kitchen, the dining area features continued wood-effect laminate flooring, a central heating radiator, uPVC window and a uPVC external door giving direct access to the communal garden area.

## FIRST FLOOR:

### Landing

Having a central heating radiator, uPVC window and door leading to a useful utility cupboard which houses the central heating boiler and provides space and plumbing for an automatic washing machine.

### Bedroom One

10'5 x 9'0 max (3.18m x 2.74m max)

Situated at the rear of the property, this generous double bedroom includes a uPVC window, central heating radiator, and built-in wardrobes.

### Bedroom Two

9'0 x 9'0 max (2.74m x 2.74m max)

Located at the front of the property, the second bedroom also benefits from a uPVC window, central heating radiator, and built-in wardrobes.

### Bathroom

Furnished with a modern three-piece white suite, the bathroom includes a low flush WC, wall-mounted wash basin, and a panelled bath with a thermostatic shower over. Finished with part-tiled walls and tiled flooring, the room also features a chrome ladder-style heated towel rail, extractor fan, and a uPVC window for light and ventilation.



SECOND FLOOR:

Attic Bedroom

15'7 x 7'4 to eaves (extending to 14'7) max (4.75m x 2.24m to eaves (extending to 4.45m) max)

The top-floor attic bedroom is a spacious and flexible area with two Velux roof windows, wood-effect laminate flooring, and a central heating radiator. This bright and airy room offers an excellent third bedroom, guest suite, or a quiet workspace under the eaves.

OUTSIDE:

The property benefits from shared access rights to a communal rear yard.

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 left on the bend into the continuation of Victoria Road passing Brooksbank High School. Continue along as the road becomes Station Road passing The Rock Inn and turn right onto Shaw Street. Continue to the end of Shaw Street and bear left which becomes Chapel Street after the bend. The property can be found on the left hand side with the property clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

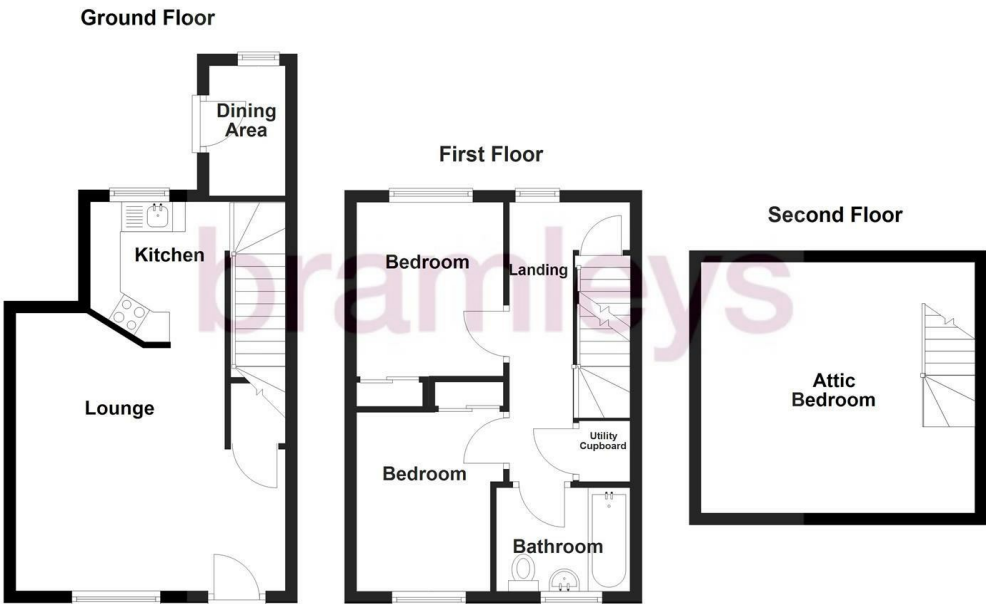
Band A

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

