



16 School Yard View, Halifax, HX3 6FB
Offers Over £150,000

bramleys



This well presented, 2 bedroom mid terraced property which is situated in the desirable area of Boothtown. With gas fired central heating, uPVC double glazing, off road parking and garden areas to the front and rear, the property would ideally suit the first time buyer or young family.

Conveniently located for amenities nearby, including excellent commuter links to Halifax town centre.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With a central heating radiator and stairs leading up to the first floor landing.

Lounge

8'2" x 15'0" (2.49m x 4.57m)

The focal point of the room is the coal effect gas fire which is set into a decorative fire surround and hearth. There is also a central heating radiator and uPVC double glazed window to the front elevation. A door gives access to a useful understairs storage cupboard.

Kitchen

8'0" x 13'3" (2.44m x 4.04m)

Fitted with a range of gloss fronted, wall, drawer and base units. There are laminated work surfaces, an inset stainless steel sink, integral 4 ring gas hob with electric oven and extractor

hood over, space and plumbing for a washing machine/dishwasher, space for a tall fridge freezer and space for a tumble dryer. The kitchen also has a central heating radiator, uPVC double glazed window to the rear elevation and a door which leads out to the rear garden.

FIRST FLOOR:

Landing

With a electric radiator and access to the loft via a ceiling hatch.

Bedroom

11'9" x 13'3" max (3.58m x 4.04m max)

Having useful built-in wardrobes with sliding mirrored doors and an alcove which is used for further storage. There is also a central heating radiator and uPVC double glazed window to the front elevation.





Bedroom 2

6'7" x 11'4" (2.01m x 3.45m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and a panelled bath with shower attachment. There are tiled splashbacks, heated towel rail and uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a flagged pathway and steps which lead up to the front door. There is also decorative pebble dash to the garden, with mature shrubs and paved driveway which provides off road parking for 1/2 cars. To the rear of the property there is a decked area, ideal for al-fresco dining and is enclosed by timber fencing. There is also a gate which provides access to All Souls Road.

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 Hayley Lane and turn right into Range Hill. Follow this road, taking a left turning into School Yard View. Proceed to the end of the cul-de-sac and the subject property

will be found off to the right, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

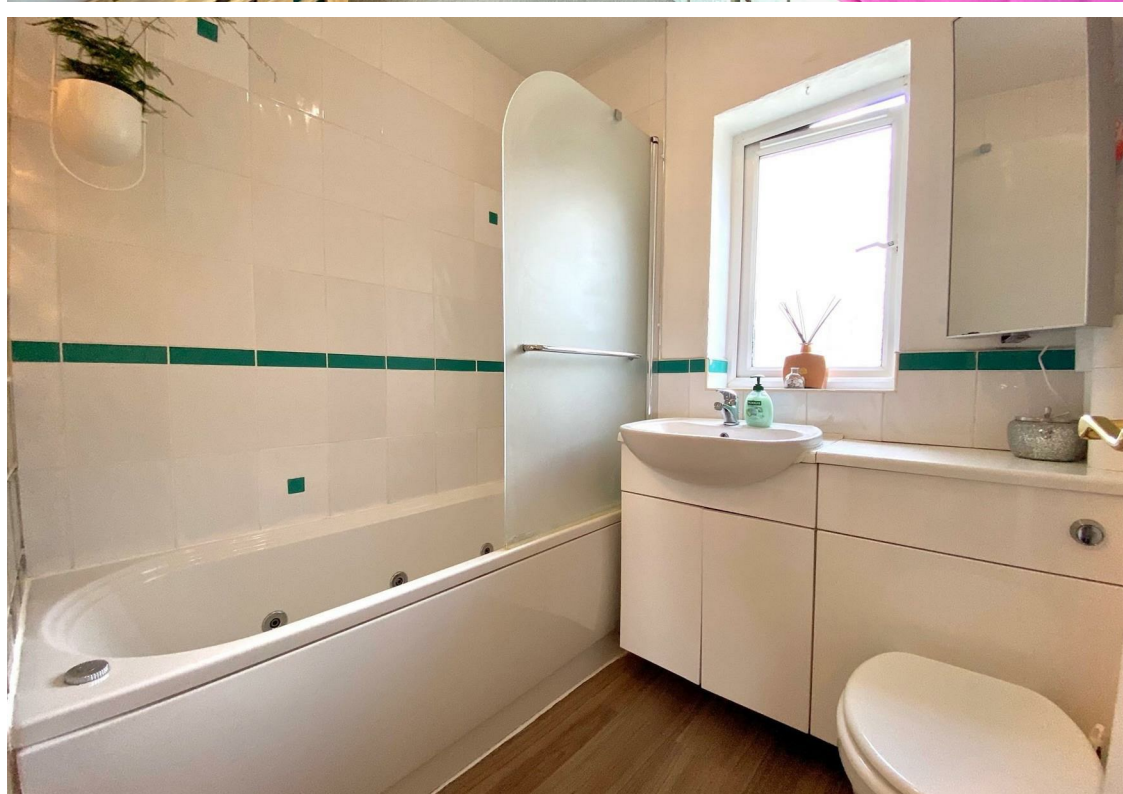
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

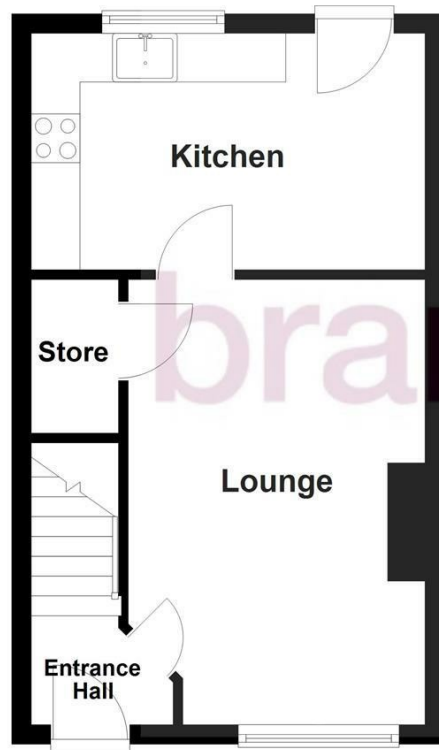
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

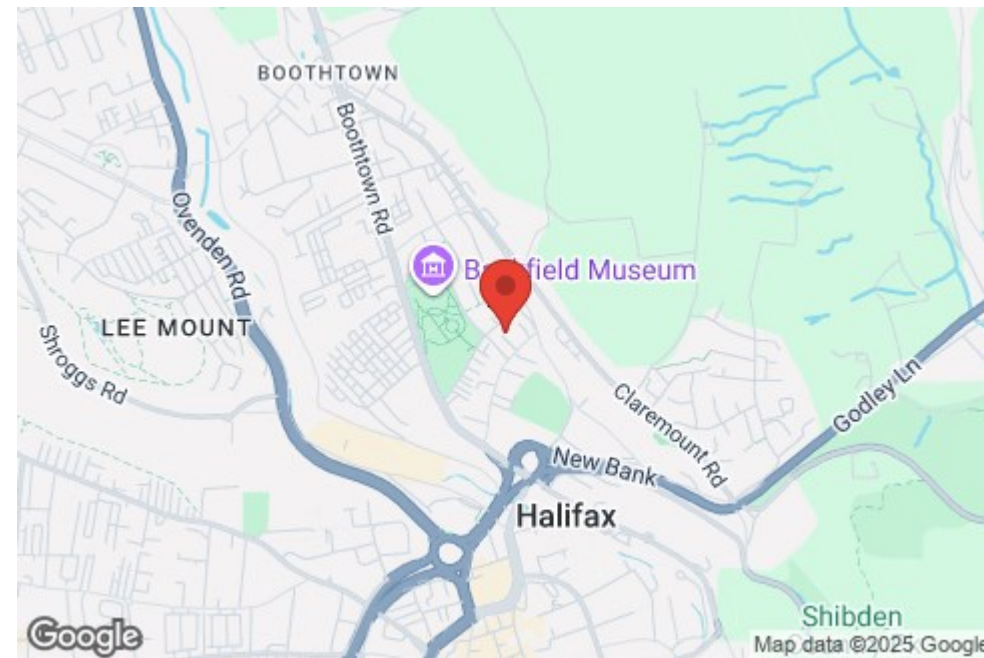
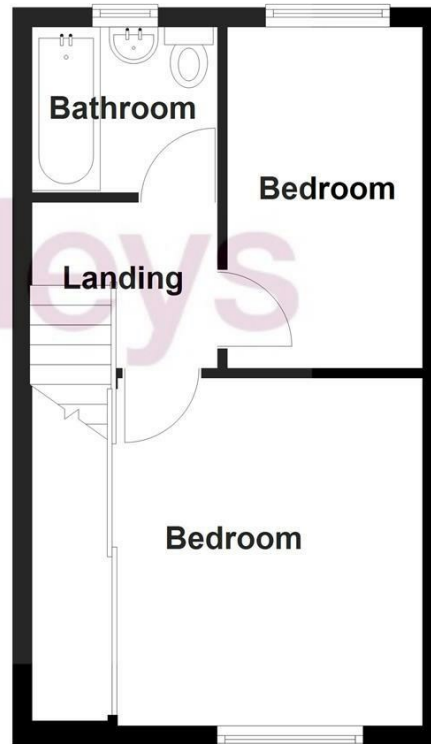
Please call our office to book a viewing on 01422 374811.



Ground Floor



First Floor



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			
(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		74	80
EU Directive 2002/91/EC			

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