



14 Queens Road, Halifax, HX1 3NS
£120,000

bramleys





This 2 bedroomed end terrace property is situated in this popular residential area approximately 1 mile from Halifax town centre. The property has uPVC double glazing and has a spacious master bedroom which could be subdivided to create an additional bedroom if required (subject to building regulation approval). The property would make an ideal purchase for the investor buyer or a first time buyer alike. Most daily requirements can be satisfied in the shopping areas of Halifax or King Cross.



GROUND FLOOR:

Enter the property via a timber and glazed entrance door into:-

Entrance Hall

Where there are wall mounted electric heater and an access door into the lounge.

Lounge

13'3" x 11'6" (4.04m x 3.51m)

There is a uPVC double glazed bay window to the front, there is a gas and coal effect living flame fire set into fire surround and mantel and having ceiling coving.

Utility Kitchen

9'10" x 4'10" (3.00m x 1.47m)

Base and wall cupboards, a Belfast sink with mixer taps and side drainer, uPVC double glazed window and timber rear access door. There is also quarry tiled flooring and plumbing for a washing machine.

LOWER GROUND FLOOR:

Storage Cellar

Kitchen

9'6" x 8'9" (2.90m x 2.67m)

Peacefully situated to the rear of the property and having a uPVC double glazed window, matching modern high gloss floor and wall units with laminated working surfaces, gas cooking point, part tiling to the walls and uPVC double glazed window.

FIRST FLOOR:

Landing

There is a wall mounted electric heater and uPVC double glazing.

Bedroom 1

14'7" max x 11'0" (4.45m max x 3.35m)

Situated to the front of the property and having uPVC double glazed window and a gas wall heater.

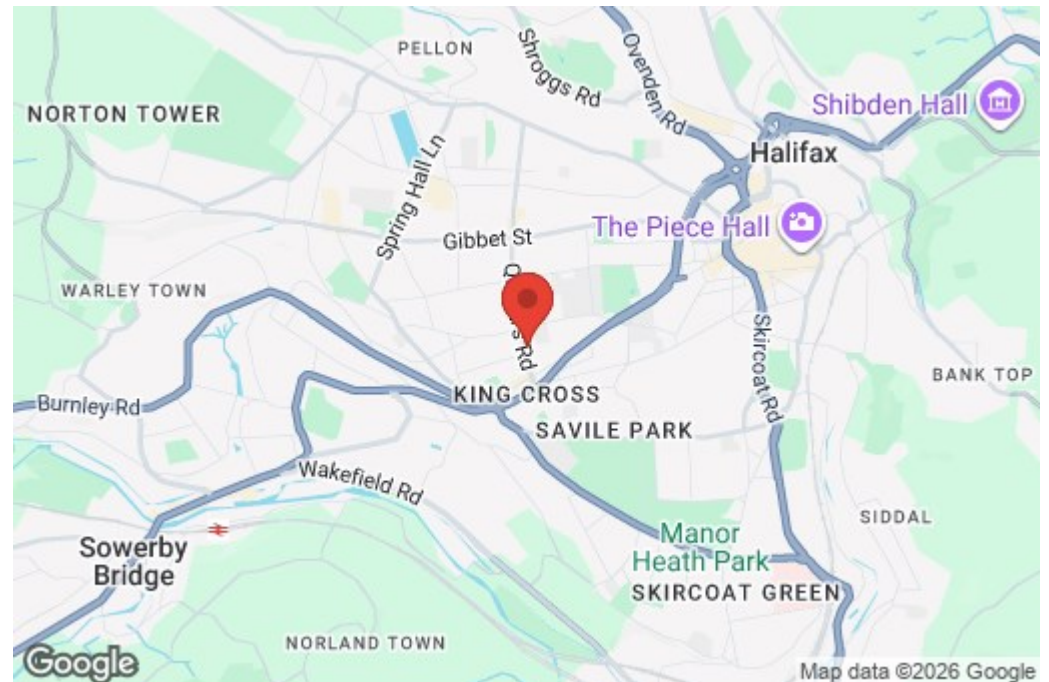
Bedroom 2

10'2" x 8'22" (3.10m x 2.44m)

Peacefully situated to the rear of the property and having uPVC double glazed window.

Bathroom

Fully tiled to the walls and having a 3 piece white suite comprising low flush toilet, pedestal wash basin and panel bath with overhead Mira shower and shower rail. There is also a uPVC double glazed window and wall mounted electric heater.



OUTSIDE:

The property has gardens to the front and further enclosed gardens to the rear with twin wrought iron gates and concrete parking space.

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:

From our Elland office on Victoria Road, head on to Southgate and turn left at the roundabout onto Elland Riorges Link (B6114) and take the second exit straight ahead at the next roundabout and continue along Elland Riorges Link as it leads to Calderdale Way (A629) and stay on this road for approximately 3.5 miles. Turn left at Calderdale Hospital onto Dryclough Lane which will become Skircoat Moor Road heading straight ahead at the mini roundabout and turn right onto Aachen Way. Take the next left onto Queens Road and the property can be found after a short distance on the right 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.



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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		
(81-111) 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