



10 Chevinedge Crescent, Halifax, HX3 9EQ  
£170,000

**bramleys**





Situated in a popular residential location, convenient for local amenities and schooling, is this three bedroom semi detached property with an additional loft room. The property benefits from gas central heating and uPVC double glazing and offers accommodation arranged over three floors. Briefly comprising: entrance hallway, lounge with feature wood burning stove, fitted kitchen and a spacious conservatory overlooking the rear garden. To the first floor there are three bedrooms and a modern family bathroom, together with a useful loft room to the second floor. Externally the property has gardens to the front and rear, along with a shared driveway leading to a detached single garage.



## GROUND FLOOR:

### Entrance Hallway:

Accessed via a uPVC external door to the front elevation. Having a central heating radiator and staircase rising to the first floor.

### Lounge:

13'4" x 11'11" (max) (4.06 x 3.63 (max))

A spacious reception room positioned to the front of the property featuring a wood burning stove set to a stone hearth, ceiling coving, picture rail, central heating radiator and uPVC window allowing plenty of natural light.

### Kitchen:

16'8" x 6'8" (5.08 x 2.03)

Fitted with a range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Having a four burner gas hob with electric oven beneath and extractor canopy above, tiled splashbacks, cupboard housing the central heating boiler and plumbing for a dishwasher. Two useful alcoves provide additional storage with uPVC side windows.

### Conservatory:

12'9" x 8'10" (max) (3.89 x 2.69 (max))

A good sized conservatory enjoying views over the rear garden, being uPVC double glazed and fitted with a central heating radiator and wall light. uPVC French doors provide direct access to the rear garden.

## FIRST FLOOR:

### Landing

With uPVC window to the side elevation and staircase rising to the second floor.

### Bedroom One:

11'11" x 11'5" (max) (3.63 x 3.48 (max))

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

### Bedroom Two:

8'8" x 8'8" plus entrance (2.64 x 2.64 plus entrance)

Positioned to the front of the property with uPVC window and central heating radiator.

### Bedroom Three:

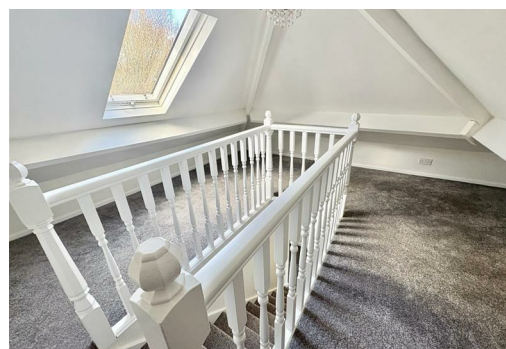
9'2" x 5'10" (2.79 x 1.78)

A single bedroom to the front elevation 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 thermostatic shower over. Having wall panelling, chrome ladder style heated towel rail and uPVC window.

## SECOND FLOOR:



## Loft Room

11'11" x 9'11" (3.63m x 3.02m)

A useful additional room with Velux window.

## OUTSIDE:

To the front of the property is a lawned garden area with a shared block paved driveway leading to a detached single garage.

The rear garden comprises a paved seating area with further artificial lawn, enclosed by timber fencing providing a pleasant outdoor 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:

Leave our Elland office via Southgate and at the roundabout take the first exit onto the Riorges Link Road and then take the first exit again at the next roundabout following this road and passing over Elland Bridge bearing right onto the bend and shortly before the railway, take a left hand turn onto Exley Lane. Continue through Exley and shortly after passing the Siddal Rugby Club, turn left onto Chevinedge Crescent where the property can be identified by the Bramleys for sale board.

## TENURE:

Leasehold - Term: 700 years from 17/11/1982 / Rent: £30

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

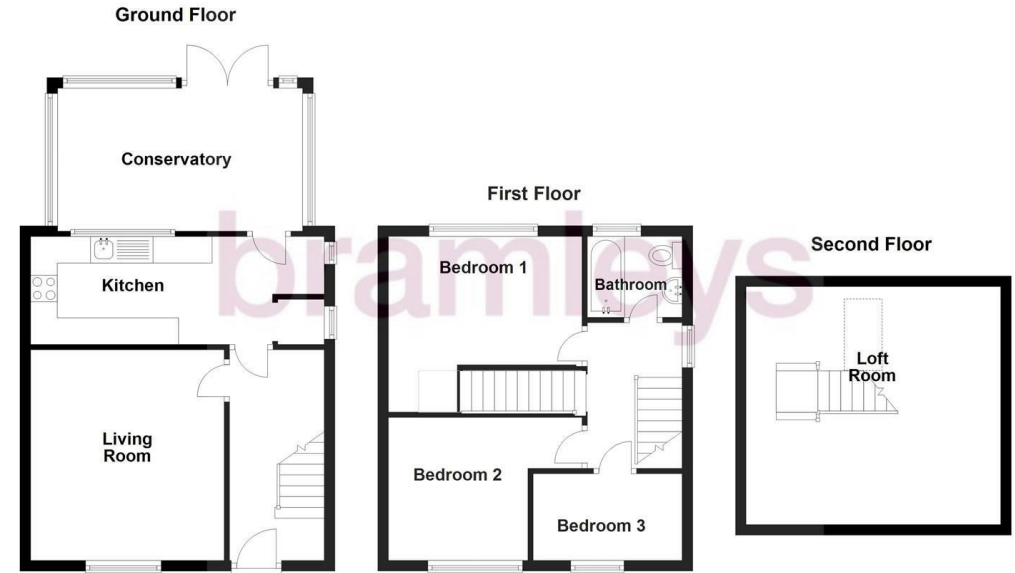
Band B

## 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.

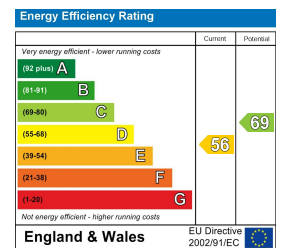


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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