



30 Grange Heights, Southowram, Halifax, HX3 9RL
Offers Over £325,000

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This 3 bedroom, stone built detached property is situated on this residential cul-de-sac in the highly desirable area of Southowram. The property has superb views to the rear, as far as Emley Moor and is offered for sale with vacant possession upon legal completion.

Having been extended from its original form by way of a conservatory to the rear, the property now provides most spacious 3 bedroom accommodation, with en suite facilities to the master bedroom.

Having 3 reception rooms, breakfast kitchen, utility, cloakroom/WC and integral garage.

The property also provides gas fired central heating, sealed unit double glazing and must be viewed internally to truly appreciate the size, space and position of this outstanding family home.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a timber and glazed external door, with leaded and stained glass panels.

Entrance Hall

With a central heating radiator, built-in understairs storage cupboard and a door which gives access to the cloakroom/WC.

Cloakroom/WC

Furnished with a low flush WC and wash hand basin. There is also a central heating radiator and a sealed unit double glazed window.

Lounge

17'7" x 11'6" (5.36m x 3.51m)

Fitted with a square bay window to the front, with uPVC double glazed and leaded units. There are 4 wall light points, a central heating radiator, electric and log effect fire, together with a set of double doors which give access to the dining room.

Dining Room

9'9" x 9'4" (2.97m x 2.84m)

Peacefully situated to the rear of the property, having a central heating radiator and sliding double glazed, patio doors which lead through to the conservatory.

Conservatory

9'1" max x 10'2" (2.77m max x 3.10m)

Peacefully situated to the rear of the property, with views towards Emley Moor. There is a tiled floor, uPVC double glazed windows and French doors which lead directly into the rear gardens.

Kitchen

9'7" x 9'3" (2.92m x 2.82m)

Fitted with a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with built-in oven and grill, overhead extractor fan and light, twin bowl asterite sink unit with mixer taps, central heating radiator and a uPVC double glazed window.

Utility

9'8" x 8'1" (2.95m x 2.46m)

Fitted with wall and base units, work surface, part tiled walls, a stainless steel sink unit, uPVC double glazed rear access door and uPVC window.

Integral Garage

18'0" x 8'8" (5.49m x 2.64m)

With an up and over door, power and light points.

FIRST FLOOR:

Landing

With a spindlerail balustrade staircase and built-in linen cupboard.

Bedroom 1

15'7" x 9'2" min / 12'1" max (4.75m x 2.79m min / 3.68m max)

Peacefully situated to the rear of the property, having superb far reaching views towards Emley Moor. There is fitted furniture including 5 door wardrobes with hanging and shelving facilities, dressing table with drawer units and mirror above, matching bedside cupboards and overhead storage cupboards. There is also a central heating radiator and uPVC double glazed window.



En suite Shower Room

Furnished with a 3 piece white suite incorporating a low flush WC, hand wash basin and fully tiled shower cubicle. There is also an electric shaver point, sealed unit double glazed window and a central heating radiator.

Bedroom 2

9'1" x 10'0" (2.77m x 3.05m)

Having sealed unit double glazed windows to the front and a central heating radiator.

Bedroom 3

9'0" x 6'10" (2.74m x 2.08m)

With a central heating radiator and sealed unit double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with mixer taps and shower attachment. There is also a central heating radiator and a sealed unit double glazed window.

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:

Travel out down Briggate to Elland bridge, cross Elland bridge and turn right in to Park Road passing the Park Wood Crematorium on the left hand side. Continue along this road towards Brookfoot, take the left hand fork in to Brookfoot Lane and follow the road in to the centre of Southowram. Follow the road to the left in to Towngate and as the road bears to the right, take the left hand turn in to Ashday Lane and Grange Heights will be found immediately on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

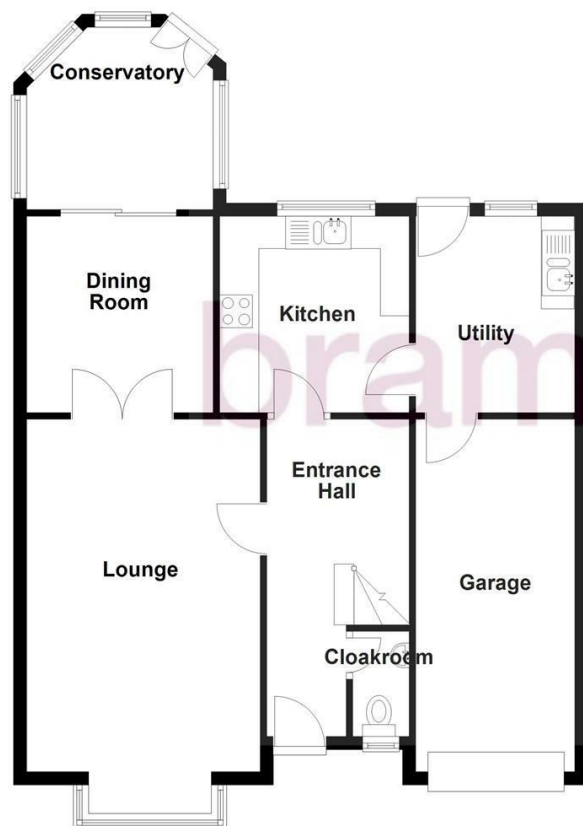
VIEWINGS:

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

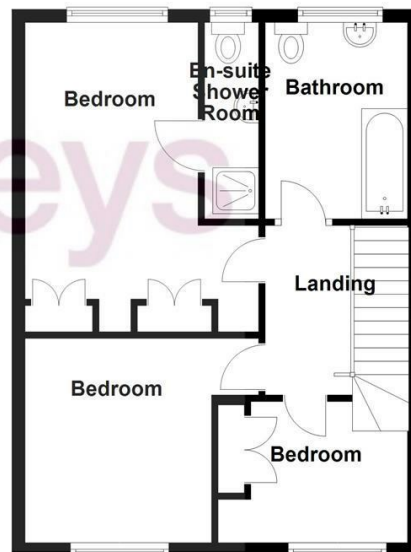




Ground Floor



First Floor



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	EU Directive 2002/91/EC	

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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