



Adj to 1 Princeton Close, Pellon, Halifax, HX2 0US

£325,000

bramleys





Please note, the property is nearing completion, with services yet to be connected.



GROUND FLOOR:

Entrance Hall

Cloakroom WC

Lounge

16'4" x 11'1" (5.0 x 3.4)

Dining Kitchen

17'4" max x 15'8" max (5.3 max x 4.8 max)

FIRST FLOOR:

Bedroom/Upper Lounge

18'0" x 8'10" (5.5 x 2.7)

Bedroom

11'9" max x 10'9" max (3.6 max x 3.3 max)

Bedroom

8'6" x 7'6" (2.6 x 2.3)

Family Bathroom

SECOND FLOOR:

Master Bedroom

16'4" max x 12'9" max (5.0 max x 3.9 max)

En Suite Shower Room

OUTSIDE:

Gardens to side and rear. 2 off road parking spaces and electric vehicle charger point.

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 the A629 Ovenden Road and at the first set of traffic lights turn left onto Shroggs Road, continue past the B&Q retail park and take the next left turning down Hebble Lane. At the bottom of Hebble Lane turn left onto Brackenbed Lane and after a short distance turn right onto Princeton Close where the property can be found on the left hand side.

TENURE:

Freehold

SAP RATING: TBC

COUNCIL TAX BAND:

Band TBC

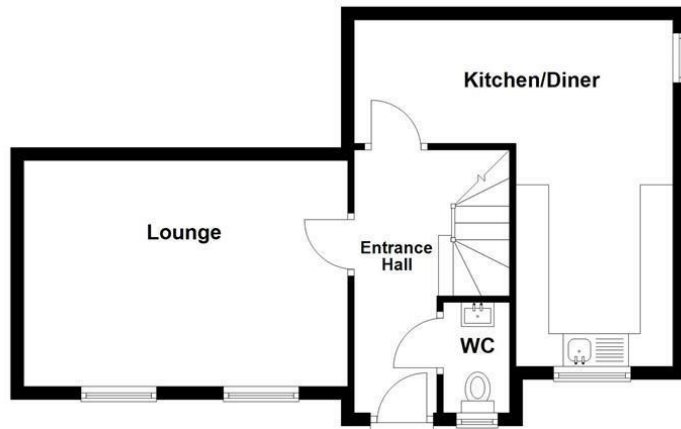
MORTGAGES:

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.

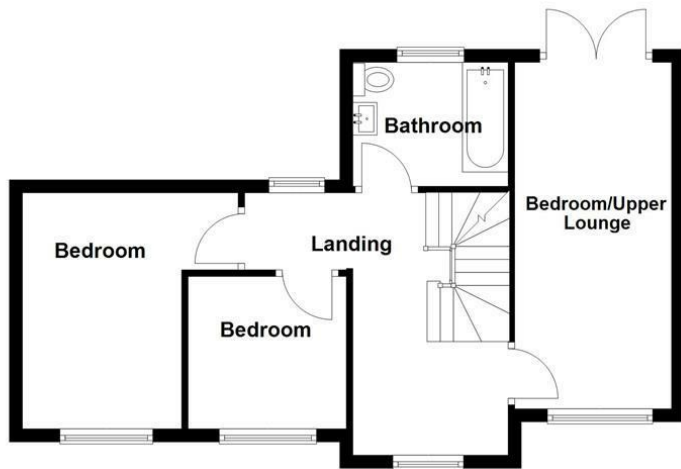
ONLINE CONVEYANCING SERVICES:

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.

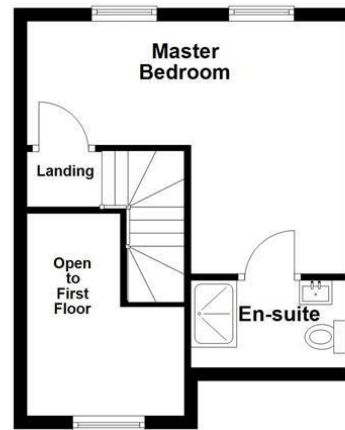
Ground Floor



First Floor



Second 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

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