



1 Long Heys, Greetland, Halifax, HX4 8BJ
£250,000

bramleys





Enjoying an elevated position with far-reaching views and situated within close proximity to the wide range of amenities available in nearby West Vale, this well-maintained three-bedroom semi-detached home offers spacious and practical accommodation ideally suited to first-time buyers, young families and those looking to downsize. The property features a generous lounge, dining room and fitted kitchen, together with three well-proportioned bedrooms and a modern bathroom. Externally, the property benefits from beautifully presented lawned gardens to both the front and rear, a pleasant patio seating area, driveway parking and a single garage, creating a fantastic home both inside and out.



GROUND FLOOR:

Entrance Vestibule

Accessed via a composite external door, the entrance vestibule features a central heating radiator and an internal door leading through to the lounge.

Lounge

15'1 x 12'1 (4.60m x 3.68m)

A bright and welcoming reception room positioned to the front of the property, enjoying far-reaching views through a large UPVC window. The room is fitted with a central heating radiator, two wall light points and a feature electric fire set upon a marble backcloth and hearth with timber surround. Double doors lead through to the dining room.

Dining Room

10'2 x 8'1 (3.10m x 2.46m)

Providing an ideal space for family dining and entertaining, this room features a central heating radiator together with a UPVC external door and adjoining full-height window providing direct access to the rear garden. The dining room is open plan to the kitchen.

Kitchen

9'0 x 6'0 (2.74m x 1.83m)

Fitted with a range of matching wall and base units incorporating complementary work surfaces and tiled splashbacks. The kitchen includes an inset stainless steel sink unit with side drainer and mixer tap, four-ring gas hob with extractor canopy above and a built-in Bosch double oven. There is space and plumbing for an automatic washing machine, slimline dishwasher and space for fridge freezer. The room benefits from two UPVC windows to the front and side elevations providing excellent natural light.

FIRST FLOOR:

Landing

Having a loft access point and UPVC side window providing natural light to the landing area.

Master Bedroom

13'7 x 8'11 (4.14m x 2.72m)

A good-sized double bedroom positioned to the front of the property and enjoying far-reaching views through a UPVC window. The room benefits from a central heating radiator and an extensive range of fitted wardrobes, cupboards and drawers to one wall, together with a built-in dressing table area.

Bedroom 2

11'4 x 9'1 (3.45m x 2.77m)

A spacious double bedroom situated to the rear of the property with UPVC window and central heating radiator.



Bedroom 3

9'0 max x 6'2 (2.74m max x 1.88m)

Positioned to the front of the property and enjoying far-reaching views through a UPVC window. The room benefits from a central heating radiator and a useful built-in bulkhead storage cupboard which also houses the central heating boiler.

Bathroom

Fully tiled to the walls and furnished with a three-piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. The room also features a UPVC window, extractor fan and chrome ladder-style heated towel rail.

OUTSIDE:

The property enjoys beautifully presented lawned gardens to both the front and rear, complemented by well-stocked flower and shrub borders which provide colour and interest throughout the seasons. The rear garden incorporates a pleasant patio seating area, creating an ideal space for outdoor dining and entertaining. To the side of the property is a driveway providing off-road parking and leading to a single garage with power and light.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

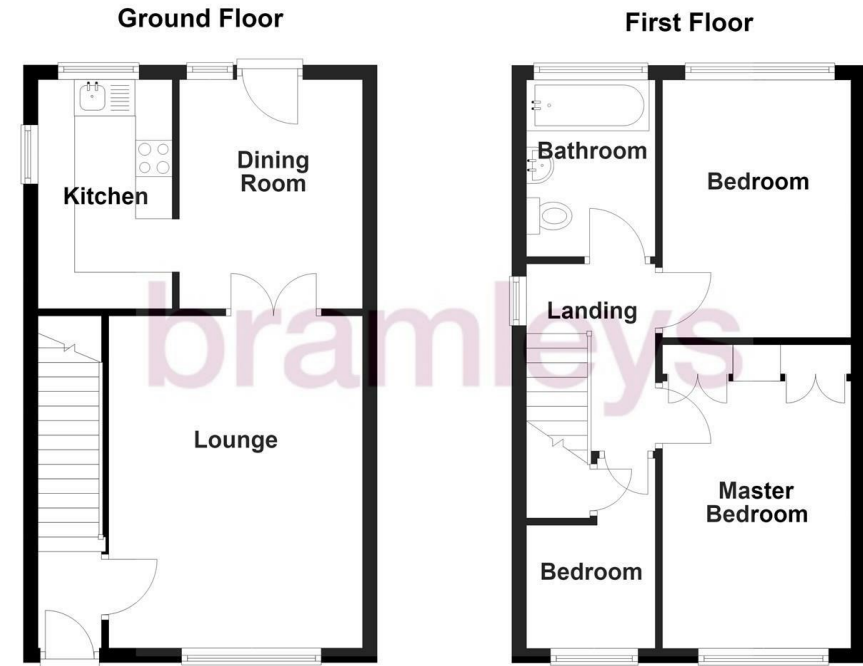
Band C

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			
(12 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	

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