



27 Court Lane, Halifax, HX2 0LW
£200,000

bramleys

This well presented 3 bedroom, semi detached property offers well presented accommodation throughout to include uPVC double glazing and gas fired central heating. Situated in this popular residential locality, within close proximity of Halifax town centre and other local amenities within King Cross and Sowerby Bridge. The property enjoys garden areas to both front and rear, together with off road parking by way of a driveway to the side elevation.

With accommodation comprising:- entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom.
Viewing is strongly recommended to appreciate this property's size and potential.

Energy Rating: E



GROUND FLOOR:

Enter the property via a uPVC external door into the entrance hallway.

Entrance Hall

With a central heating radiator, wood effect laminate flooring, understairs storage and a uPVC external door to the side elevation.

Kitchen

7'8" x 6'2" (2.34m x 1.88m)

Fitted with a range of matching wall, drawer and base units with working surfaces, tiled splashbacks and an inset sink with side drainer and mixer tap. There is space for a gas cooker, built-in extractor, wood effect laminate flooring and a uPVC window to the rear elevation.

Dining Room

14'1" max inc bay x 12'4" max (4.29m max inc bay x 3.76m max)

Being open plan to the kitchen, this good sized reception room is fitted with a uPVC double glazed bay window which overlooks the rear garden, 2 central heating radiators and wood effect laminate flooring.

Lounge

13'6" max inc bay x 12'2" max (4.11m max inc bay x 3.71m max)

Having a uPVC bay window to the front elevation, central heating radiator, fireplace with inset living flame, gas and coal effect fire and wood effect laminate flooring.

FIRST FLOOR:

Landing

With a loft access point and uPVC window to the side.

Master Bedroom

11'7" x 9'11" excluding wardrobes (3.53m x 3.02m excluding wardrobes)

Having a range of built-in wardrobes with shelving. This good sized double bedroom has a uPVC window to the front and a central heating radiator.

Bedroom 2

11'8" x 9'10" max excluding wardrobes (3.56m x 3.00m max excluding wardrobes)

Fitted with built-in wardrobes with sliding doors, central heating radiator and a uPVC window to the rear elevation.

Bedroom 3

8'0" max x 5'11" max (2.44m max x 1.80m max)

Having built-in storage cupboards to the bulk-head, a central heating radiator and a uPVC window to the front.



Bathroom

Being fully tiled to both the walls and floor. This room is furnished with a 4 piece white suite incorporating low flush WC, pedestal wash hand basin and panelled bath with separate shower enclosure and thermostatic shower. There is also a ladder style heated towel rail and uPVC window.

OUTSIDE:

To the front of the property there is an area of garden, along with off road parking space to the side, via a gated driveway. The rear garden is enclosed and offers a low maintenance garden area with artificial lawn.

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 Burdock Way (A58) and continue to the traffic lights at King Cross, here keep in the right hand lane and continue through the lights on Burnley Road (A646). At the second set of traffic lights turn right onto Warley Road and continue up the hill to the end of the road and turn left at the junction on to Gibbet Street, then take the second right hand turning on to Court Lane where the property can be found on the left hand side, identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX 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.

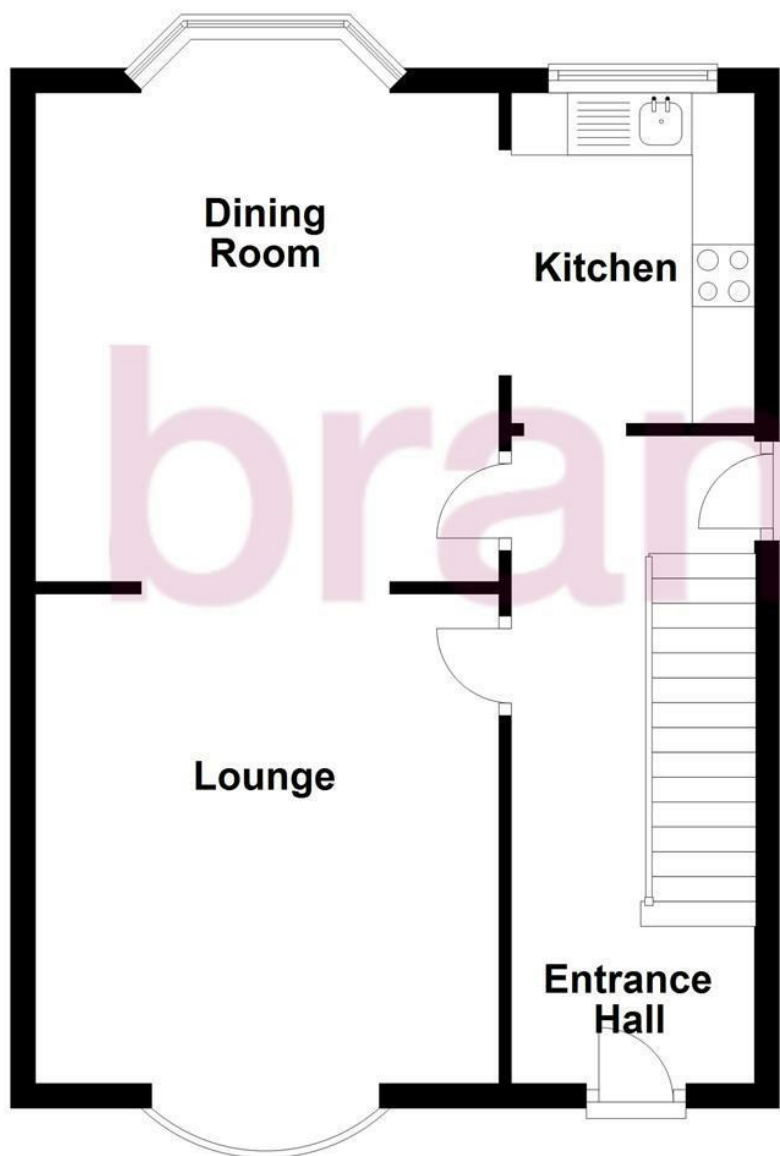
VIEWINGS

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

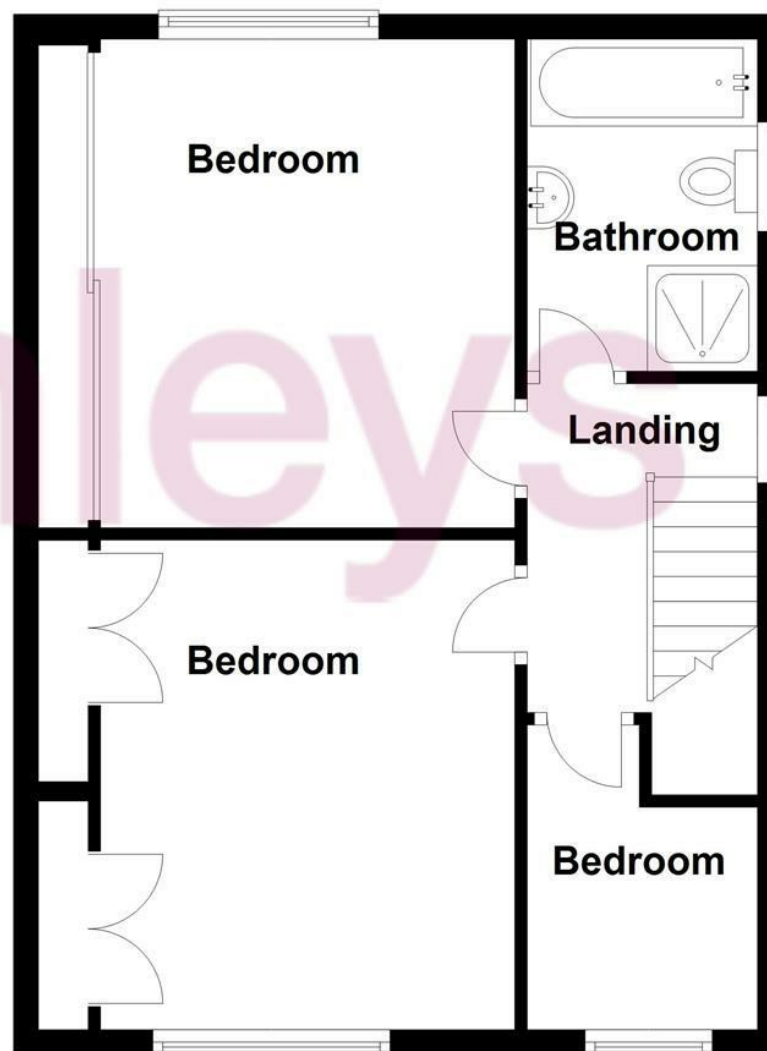




Ground Floor



First 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		42
(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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