



17 Blackwall Rise, Sowerby Bridge, HX6 2UJ
£170,000

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This 2 bed roomed semi-detached property is situated in the popular residential area of Sowerby Bridge. benefitting from gardens to the front and rear together with a side driveway providing off-road parking. The property would make an ideal purchase for the young and growing family with accommodation briefly comprising:- entrance porch, breakfast kitchen and lounge to the ground floor, and 2 bedrooms and family bathroom to the first floor. The property is located a close distance to the centres of Elland and Halifax and also benefits from access to the M62 motorway network alongside a range of local amenities. Only by way of a personal inspection can one truly appreciate what the property has to offer.

Energy Rating: E



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

Entrance Porch

Where there is a central heating radiator and uPVC double glazed window. An access door leads to:-

Breakfast Kitchen

14'10" x 9'11" (4.52m x 3.02m)

Comprising a range of matching oak fronted wall and base units with a range of integrated appliances including a 4 ring Bosch electric hob with double oven and grill beneath, integral fridge and freezer and a 1.5 bowl Asterite sink unit with mixer taps and side drainer. There is also part tiling to the walls, a uPVC double glazed window and a central heating radiator. An archway leads through to:-

Lounge

15'0" x 13'3" (4.57m x 4.04m)

Peacefully situated to the rear of the property with outstanding far reaching views via uPVC double glazed windows alongside uPVC sliding patio doors leading out onto the rear garden. There is also a central heating radiator and a gas and coal effect living flame fire set onto a marble effect hearth and backcloth.

FIRST FLOOR:

Landing

Master Bedroom

14'10" x 9'10" (4.52m x 3.00m)

Benefitting from a central heating radiator, a built-in cloaks cupboard and 2 uPVC double glazed windows overlooking far reaching views.

Bedroom 2

10'0" x 8'1" (3.05m x 2.46m)

Situated to the front of the property and having a uPVC double glazed window and central heating radiator.



Bathroom

Half tiled to the walls and furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower and retractable shower screen. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property benefits from gardens to both the front and rear together with side driveway.

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 King Cross Road and at the main set of traffic lights at King Cross by the fire station stay in the right hand lane and continue straight ahead on the A646 Burley Road. Continue through Willowfield and after passing the Tuel Lane turning for Sowerby Bridge take the next right onto Blackwall Lane where Blackwall Rise can be found as a turning off to the left approximately half way up the hill.

TENURE:

Freehold

COUNCIL TAX BAND:

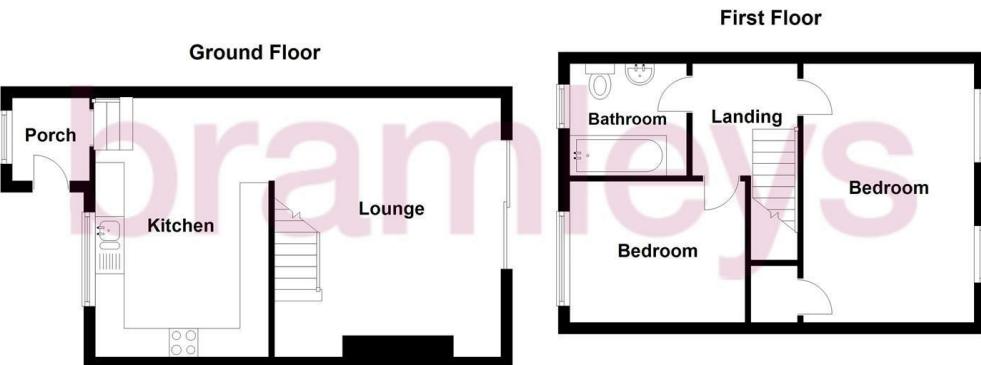
Band B

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

