



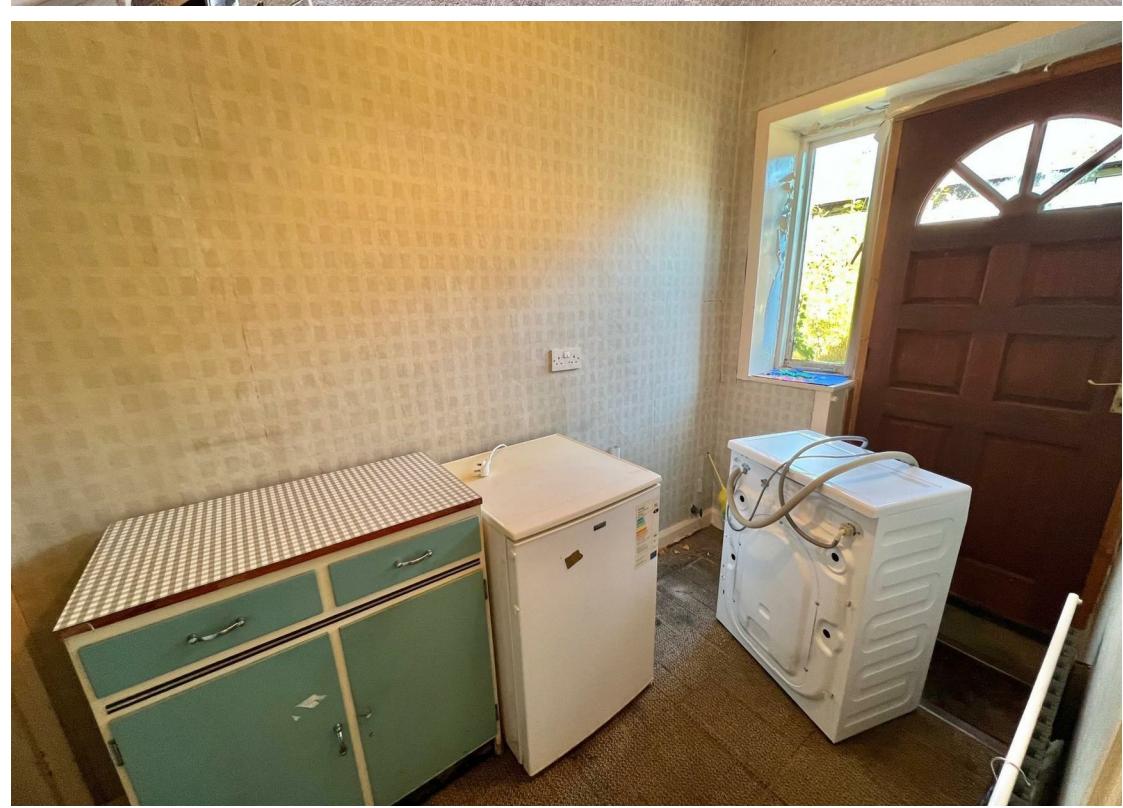
68 Reservoir Road, Pellon, Halifax, HX2 0ET
£80,000

bramleys

Forming an ideal purchase for the investor buyer, is this 2 bedroom mid terraced property situated in the residential area of Pellon. Located a short distance from Halifax town centre, the property provides good sized accommodation which requires a programme of modernisation and improvement.

Externally there are garden areas to both front and rear.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator and stairs rising to the first floor.

Lounge

13'11" max x 11'6" max (4.24m max x 3.51m max)

This good sized reception room is fitted with a gas fire set onto a tiled hearth and back drop, a bay window and a central heating radiator.

Kitchen

9'0" x 8'8" (2.75m x 2.66m)

With a stainless steel sink unit and a range of dark oak base units and wall cupboards. There are laminated work surfaces, window and a central heating boiler.

Rear Entrance Lobby

Being plumbed for a washing machine and fitted with a central heating radiator.

LOWER GROUND FLOOR:

Cellar

A small keeping cellar and coal store.

FIRST FLOOR:

Landing

Bedroom 1

14'5" max x 10'9" max (4.41m max x 3.28m max)

With a central heating radiator and double glazed window.

Bedroom 2

10'0" x 8'8" (3.07m x 2.65m)

With a central heating radiator and window.

Bathroom

Furnished with a coloured suite, window and part tiled walls.

OUTSIDE:

There are small garden areas to both front and rear.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Halifax via King Cross Road and at the main set of traffic lights by the fire station stay in the right hand lane. Continue through onto the A646 and at the next set of traffic lights turn right onto Warley Road. Proceed up the hill pass the primary school and upon reaching West View Park turn right onto Spring Hall Lane. Follow the road up, turning left into Reservoir Road. The property will be found towards the top on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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:

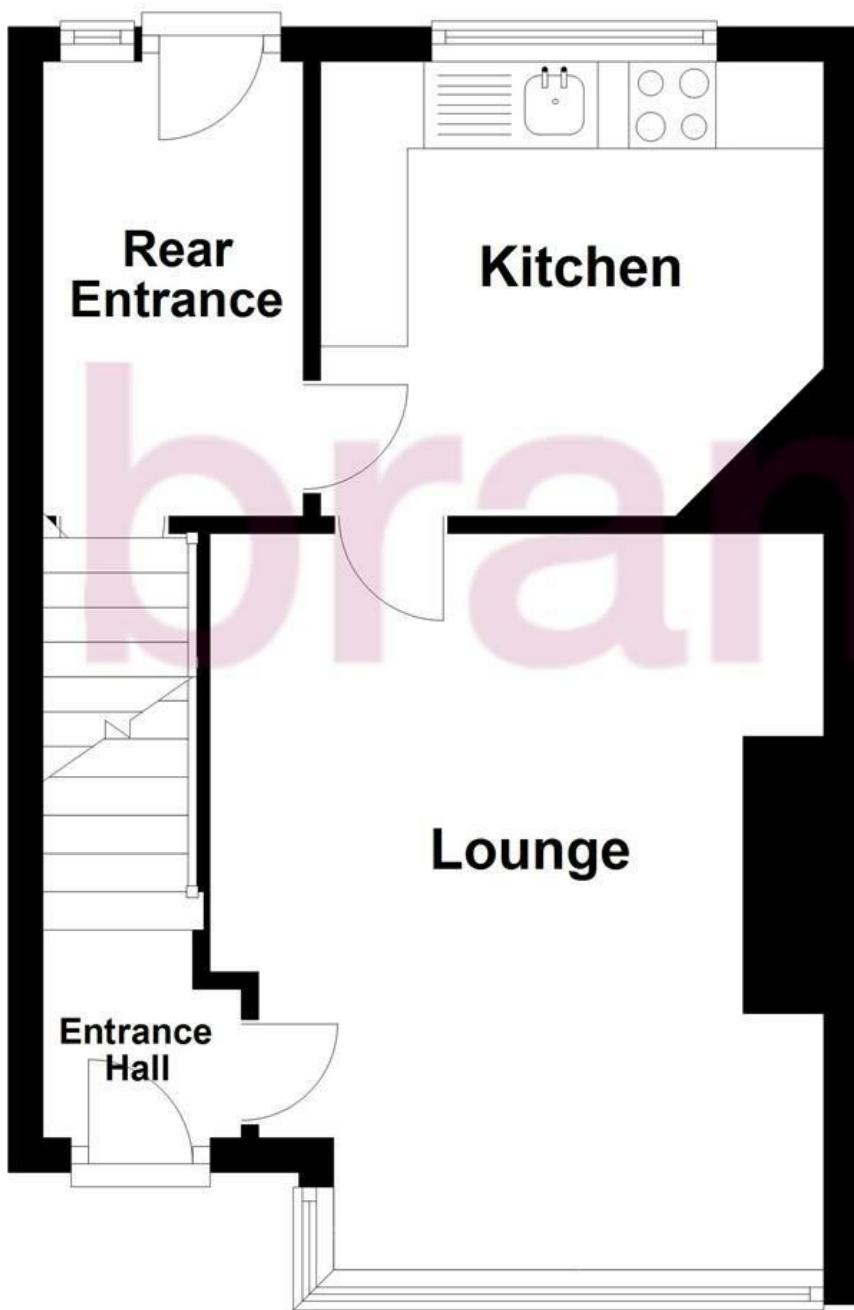
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

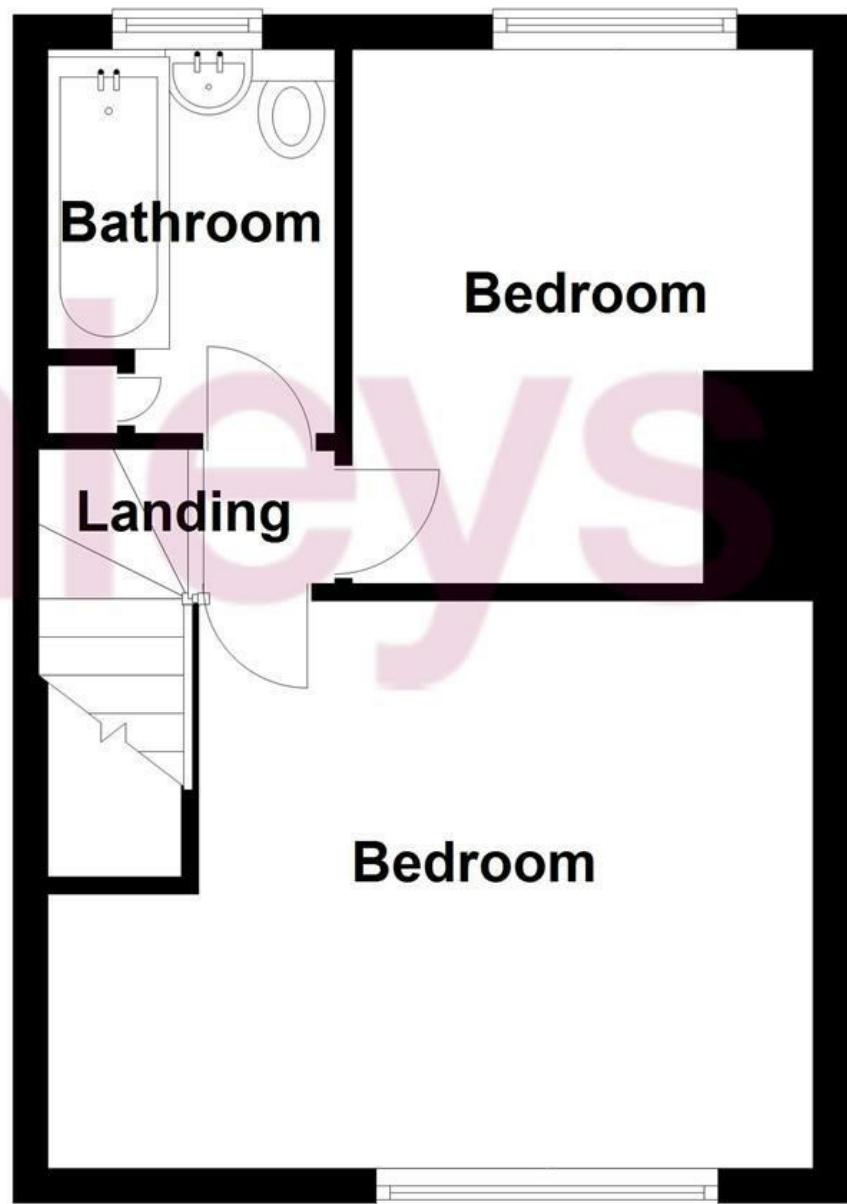
Please call our office to book a viewing on 01422 374811.

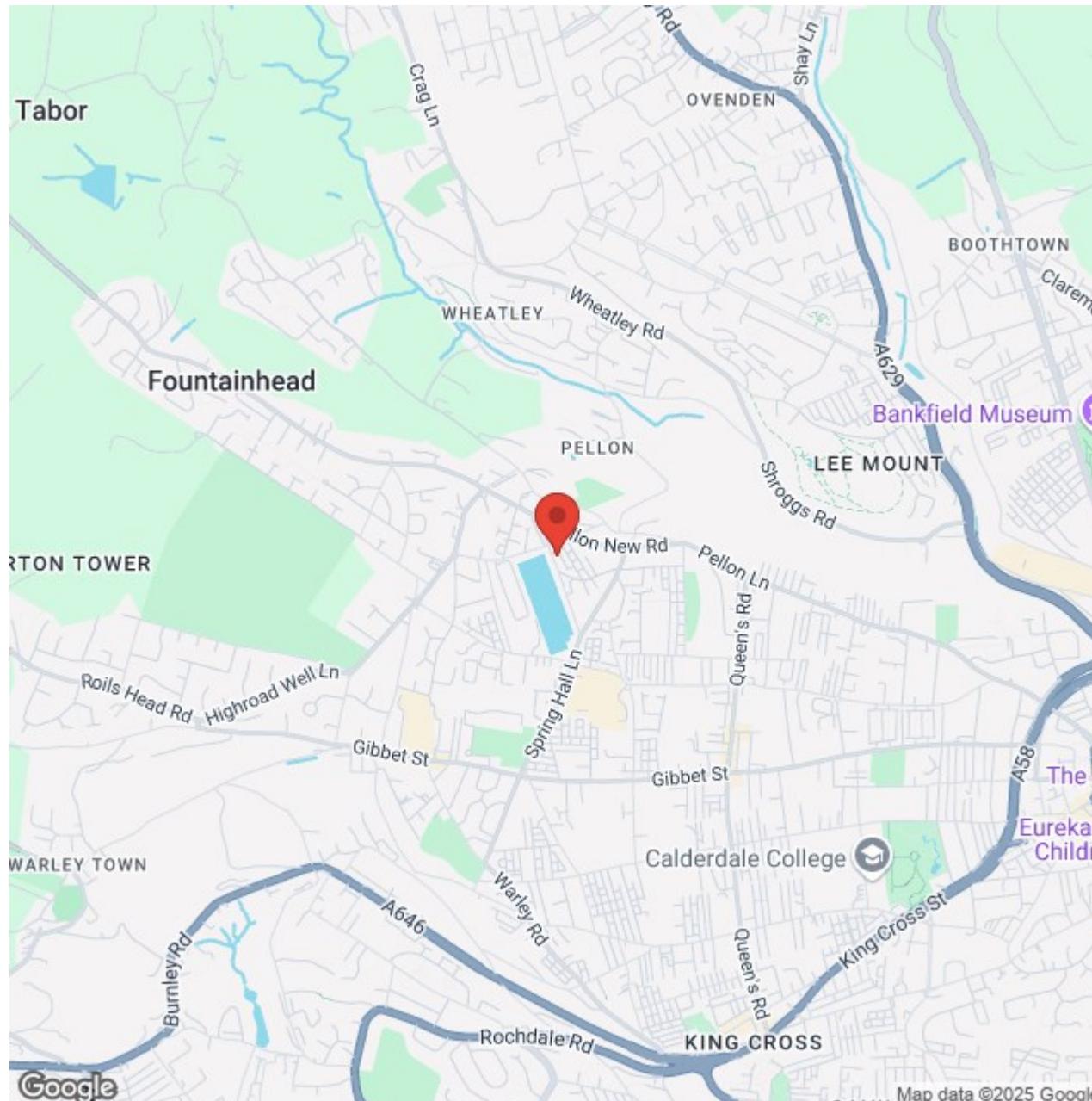


Ground Floor



First Floor





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		90
(81-91) B		
(69-80) C		
(55-68) D		59
(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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