



4 Granny Hill Terrace, Halifax, HX1 3SX
£135,000

bramleys

This deceptively spacious stone built 3 bedroom rear terrace property is situated in this popular residential locality with far reaching views to the rear. Having accommodation arranged over 3 levels, the property is beautifully presented throughout with modern fitted kitchen and bathroom.

The property benefits from gas fired central heating, uPVC double glazing and a garden to the front making it an ideal purchase for those with a young and growing family. An early internal inspection is highly recommended to appreciate the size and quality of the accommodation on offer.

Energy Rating: TBA



GROUND FLOOR:

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

Entrance Porch

Where there is a further internal uPVC access door leading directly into the living room.

Living Room

14'7" x 14'5" (4.46 x 4.4)

Fitted with a living flame gas fire set onto marble hearth and back cloth with fire surround and mantle and a central heating radiator.

Kitchen

11'6" x 8'6" (3.53 x 2.61)

Comprising a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is a 4 ring gas hob with built-in oven and overhead extractor fan and light, inset stainless steel sink unit with mixer taps and side drainer and plumbing for washing machine. There is also slate tiled flooring, sunken low voltage lighting and uPVC double glazed window.

LOWER GROUND FLOOR:

Basement

Providing additional storage space.

FIRST FLOOR:

Landing

Bedroom

14'6" x 14'7" (4.42 x 4.47)

A spacious double bedroom having 2 uPVC

double glazed windows to the front attracting far reaching views and having a central heating radiator.

Bathroom

Fully tiled and furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower. There is also a uPVC double glazed window and central heating radiator.

SECOND FLOOR:

Bedroom

14'6" x 14'8" (4.43 x 4.48)

Fitted with 2 central heating radiators and 2 uPVC double glazed windows allowing far reaching views.

Bedroom

8'5" x 8'9" (2.57 x 2.68)

With painted timber flooring, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is a garden to the front.

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:

A



MORTGAGES:

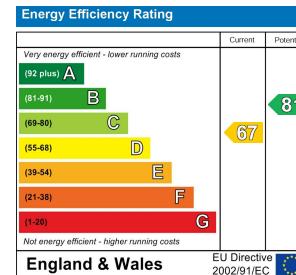
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



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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