



80 Station Road, Holywell Green, Halifax, HX4 9AW

Offers Over £170,000

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This characterful two-bedroom property combines period features with a number of recent upgrades, including a stylishly updated kitchen with quartz work surfaces and Bosch cooking appliances, together with a contemporary bathroom. The accommodation includes a generous lounge with exposed ceiling beams and a feature cast iron fireplace, two well-proportioned bedrooms and a useful cellar. Externally, there is a low-maintenance rear garden with block paving and a raised stone-paved seating area, offering potential for off-road parking to the rear, subject to any necessary consents. This village location is well placed for a range of local amenities and also being convenient for access to the M62 motorway network.



GROUND FLOOR:

Entrance Vestibule

Accessed via a UPVC external door to the front, with staircase rising to the first floor and a door leading into the lounge.

Lounge

13'0 x 16'10 (3.96m x 5.13m)

A generous reception room featuring two large UPVC double glazed stone-mullioned windows to the front elevation, exposed ceiling beams and a central heating radiator. The focal point is a characterful cast iron fireplace with tiled hearth. A door leads to the kitchen, while a further door leads to steps that descend to the cellar.

Kitchen

17'9 x 4'11 (5.41m x 1.50m)

Recently updated and fitted with a range of matching wall and base units with quartz work surfaces and an inset sink with side drainer and mixer tap. Cooking facilities include a Bosch four-ring induction hob, Bosch electric oven beneath and fitted extractor canopy. There is space for a washing machine, space for a fridge freezer and a cupboard housing the central heating boiler which was installed in the last 12 months. A quartz breakfast bar provides additional seating. The kitchen is finished with wood-effect laminate flooring, UPVC double glazed window overlooking the rear garden and an external door providing access to the rear.

LOWER GROUND FLOOR:

Vaulted Cellar

16'9 x 7'8 (5.11m x 2.34m)

FIRST FLOOR:

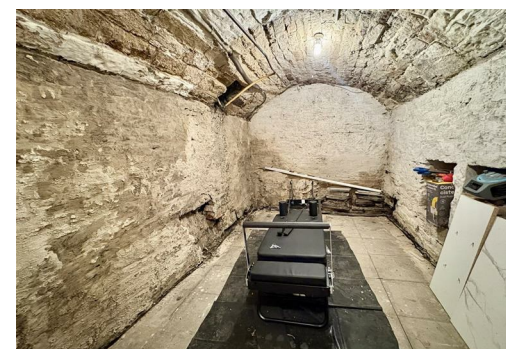
Landing

With inset ceiling spotlight, central heating radiator and useful bulkhead storage cupboard.

Master Bedroom

12'0 x 8'5 to wardrobes (3.66m x 2.57m to wardrobes)

A double bedroom featuring built-in wardrobes with sliding doors, UPVC double glazed stone-mullioned windows to the front elevation and central heating radiator.



Bedroom Two

6'4" x 7'1" (1.93m x 2.16m)

A further bedroom with UPVC double glazed stone-mullioned windows to the front elevation and central heating radiator.

Bathroom

Recently updated and fitted with a modern three-piece white suite comprising low flush WC with concealed cistern, panelled bath with thermostatic rain-style shower over and vanity wash hand basin with complementary fitted storage furniture. Further features include a central heating radiator, UPVC double glazed window, inset ceiling spotlight and extractor.

OUTSIDE:

To the rear of the property is an enclosed, low-maintenance garden, predominantly block paved and incorporating a raised stone-paved seating area. The rear garden also offers potential to create off-road parking, subject to any necessary consents.

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:

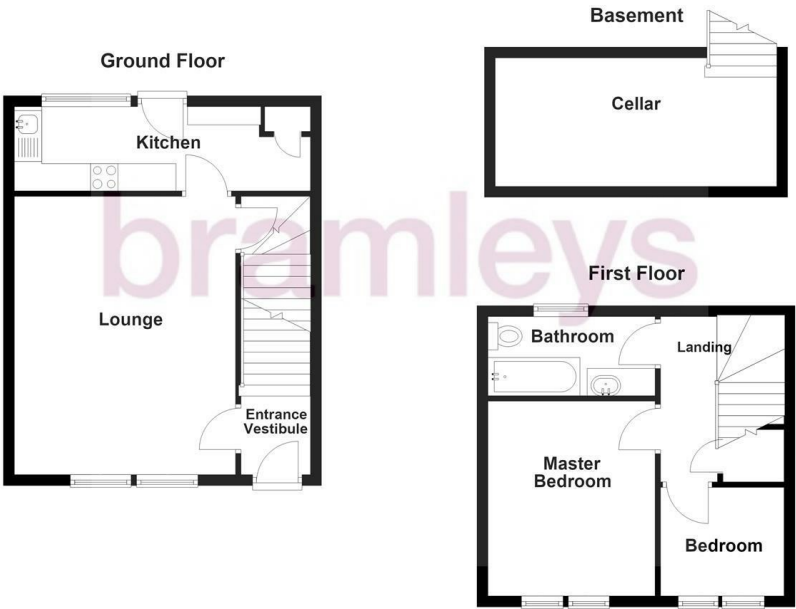
Band A

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.



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

