



29 Park Place, Halifax, HX1 3XS
£85,000

bramleys

NO UPPER CHAIN

This stone built 2 bedroom through terraced property is situated in this popular residential locality, approximately 1 mile from Halifax town centre. The property does require some modernisation and improvement works, however this has been reflected within the asking price.

With gas fired central heating and uPVC double glazing, the accommodation layout briefly comprises:- kitchen, lounge, lower ground floor cellar, first floor landing, bedroom, bathroom and a large second floor attic bedroom, which could be divided to create an additional bedroom if required.



GROUND FLOOR:

A timber access door gives access to the kitchen.

Kitchen

12'0" x 7'6" (3.66m x 2.29m)

With a range of wall and base units, part tiled walls, a central heating radiator, stainless steel sink unit with mixer taps and side drainer, gas cooker point, uPVC window and plumbing for a washing machine.

Lounge

14'9" x 15'1" (4.50m x 4.60m)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator, fitted gas fire and timber rear access door.

LOWER GROUND FLOOR:

Cellar

Providing useful additional storage.

FIRST FLOOR:

Landing

With a uPVC double glazed window.

Bedroom

15'1" x 13'3" (4.60m x 4.04m)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator and bulk-head storage cupboard.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is a central heating radiator and uPVC double glazed window.

SECOND FLOOR:

A staircase rises to the second floor.

Attic Room

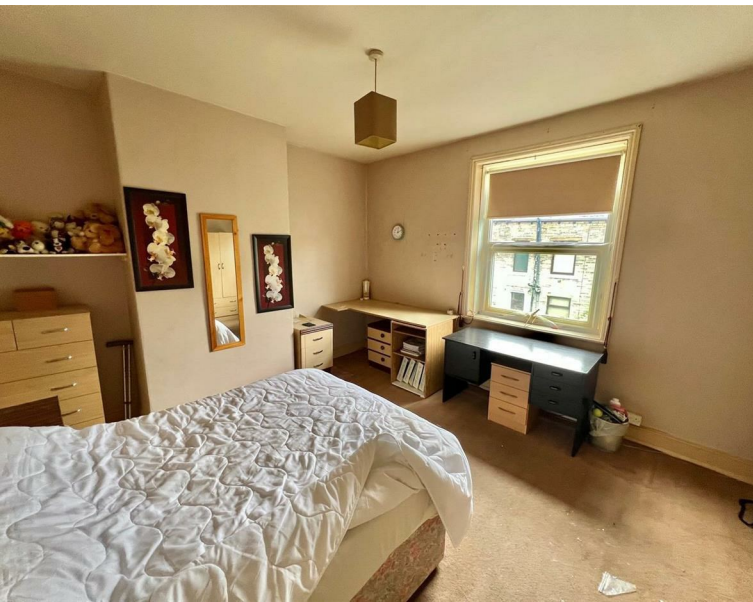
15'1" x 22'4" max (4.60m x 6.81m max)

A spacious room which could be divided to provide two separate rooms if required, Velux window and central heating radiator.

Please note, there is partial restricted roof height.

OUTSIDE:

There is a small garden area to the front. To the rear there is a good sized garden.



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:

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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.



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC