



22 Featherbed Close, Greetland, Halifax, HX4 8EB
£230,000

bramleys





Offered with vacant possession and no upper chain, this three-bedroom detached home is located in the highly desirable area of Greetland. Set in an elevated position enjoying lovely open views, the property is peacefully tucked away on a quiet cul-de-sac, making it an ideal choice for families or first-time buyers alike.

The home features a charming rear garden, a detached garage, and off-street parking, providing both outdoor space and everyday convenience. Perfectly positioned close to well-regarded schools, local amenities, and excellent transport links, this property offers a wonderful opportunity to secure a home in one of Greetland's most sought-after residential locations.

GROUND FLOOR

Entrance Hall

Access via a door into the entrance hall where there is access to the w.c and stairs leading up to the first floor landing.

W.C

A two piece suit comprising of a low flush w.c and wash hand basin. There is also a uPVC double glazed obscure window to the front elevation.

Lounge

17'11 x 11'5 (5.46m x 3.48m)

The focal point of the room is the coal effect gas fireplace set into a decorative mantel and surround. There is a central heating radiator, a uPVC double glazed window to the front elevation and uPVC double glazed sliding doors to the rear.

Kitchen/Dining Room

17'11 x 10'11 (5.46m x 3.33m)

Dining Area: Having a central heating radiator and a uPVC double glazed window to the front elevation.

Kitchen: Having a range of wall, drawer and base units, laminate work surfaces over and a one and a half bowl stainless steel sink and drainer unit with tiling to the splashbacks. Integral appliances include a four ring gas hob with oven and extractor hood over, fridge and there is space for a washing machine. There are two central heating radiators, useful understairs storage cupboard and an external door leading to the rear garden.



FIRST FLOOR

Landing

With two central heating radiators and a uPVC double glazed window to the rear elevation.

Bedroom

14'3 max x 11'2 (4.34m max x 3.40m)

Having a central heating radiator, access to the loft via a loft hatch and a uPVC double glazed window to the front elevation.

Bedroom

11'6 x 10'3 (3.51m x 3.12m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

8'4 x 7'5 (2.54m x 2.26m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

A three piece suite comprising of a low flush w.c, pedestal wash hand basin and a panelled bath with showerhead attachment. there is tiling to the splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation.





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.

Outside

Front External: To the front of the property, there is access to the detached garage and steps leading up to the front door. There is a flagged pathway that leads down the side to the rear garden.

Rear External: To the rear, there is a flagged pathway that leads to the sliding doors into the lounge and external door to the kitchen/diner. There is also steps leading up to the tiered gardens.

Detached Garage

A single detached garage with an up and over door.

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 our Elland office travelling up Victoria Road bearing left on the bend into the continuation of Victoria Road passing Brooksbank School. After passing the school bear right onto Hammerstones Road and then left onto Hullen Edge Lane. Proceed down to the junction and at the junction with Green Lane bear right and continue along where Featherbed Close can be found as a turning on the right hand side. Take a further right into the cul-de-sac, where the property can be found clearly identified by the Bramleys for sale board.

TENURE:

TBC

COUNCIL TAX BAND:

Band TBC







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

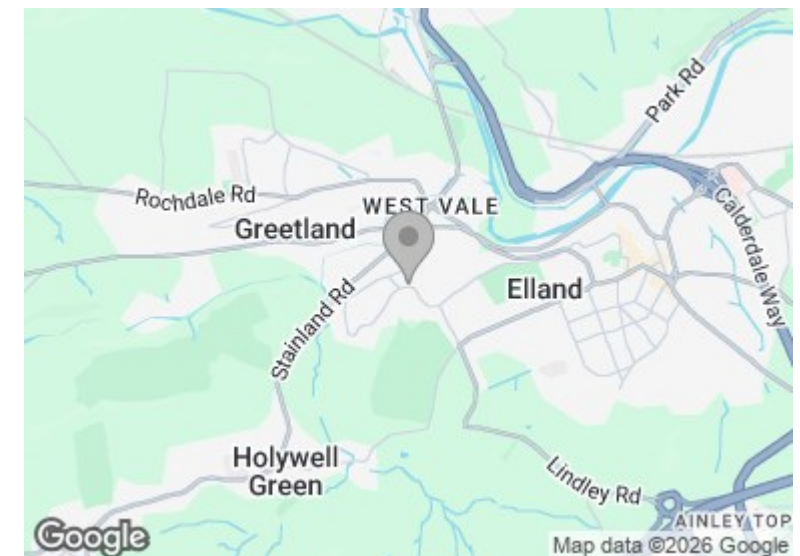
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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