



82 Rochdale Road, Triangle, Sowerby Bridge, HX6 3PE
£220,000

bramleys

BEST AND FINAL OFFERS TO BE SUBMITTED WITH X2 ID AND PROOF OF FUNDING MONDAY 29th APRIL AT 12PM. This stone built, 3 bedroom semi-detached property is situated in this popular and much sought after semi-rural location. Having open views to the front and set on to an extensive plot, the property provides an ideal renovation project and subsequently would make an ideal home for those with a young and growing family. The property does require a programme of modernisation and improvement works, however this has been reflected within the asking price. Boasting 3 first floor bedrooms, the property also provides extensive gardens to both front and rear, together with a detached tandem, double garage/workshop, with additional off road parking.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Entrance Hall

With a central heating radiator.

Lounge

12'4" x 11'5" plus bay (3.78m x 3.48m plus bay)

Situated to the front of the property with outstanding views. There is a fitted gas fire and central heating radiator.

Dining Room

13'3" x 11'7" (4.06m x 3.55m)

Peacefully situated to the rear of the property, having a tiled fireplace with inset gas fire, built-in cupboards and drawer units.



Kitchen

12'1" x 8'3" (3.7m x 2.54m)

Fitted with a range of base and wall cupboards. There is a stainless steel sink unit and a central heating boiler.

FIRST FLOOR:

Landing

Bedroom 1

13'3" x 11'6" (4.05m x 3.53m)

Peacefully situated to the rear of the property, with a pedestal wash basin, built-in cupboards, window and a central heating radiator.

Bedroom 2

11'5" x 10'5" (3.5m x 3.2m)

Peacefully situated to the front of the property. With a window providing far reaching views, there is also a central heating radiator and built-in wardrobes.



Bedroom 3

8'4" x 5'10" (2.56m x 1.8m)

With a central heating radiator and window.

Bathroom

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

OUTSIDE:

A tarmacadam driveway with turning head, provides off road parking for 2/3 vehicles. This in turn leads to the detached garage. There are spacious gardens to the front and larger than average gardens to the rear.

Garage

16'6" x 11'9" plus 14'1" x 11'5" (5.03m x 3.6m plus 4.3m x 3.5m)

The garage is a tandem shape which could be used for 2 vehicles or alternatively the rear section could be utilised as a workshop if required.

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 via Victoria Road travelling up the hill and following the road as it bends to the right and becomes Jepson Lane. Continue along this road as it becomes Long Wall. Take the right fork towards West Vale traffic lights and pass through the lights into Rochdale Road. Continue

along this road for approximately 1/4 mile, where the property will be found on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold. Please note, due to length of ownership the property has not yet been electronically registered with Land Registry. However, the solicitors confirm that the title is Freehold and they hold the deeds.

COUNCIL TAX BAND:

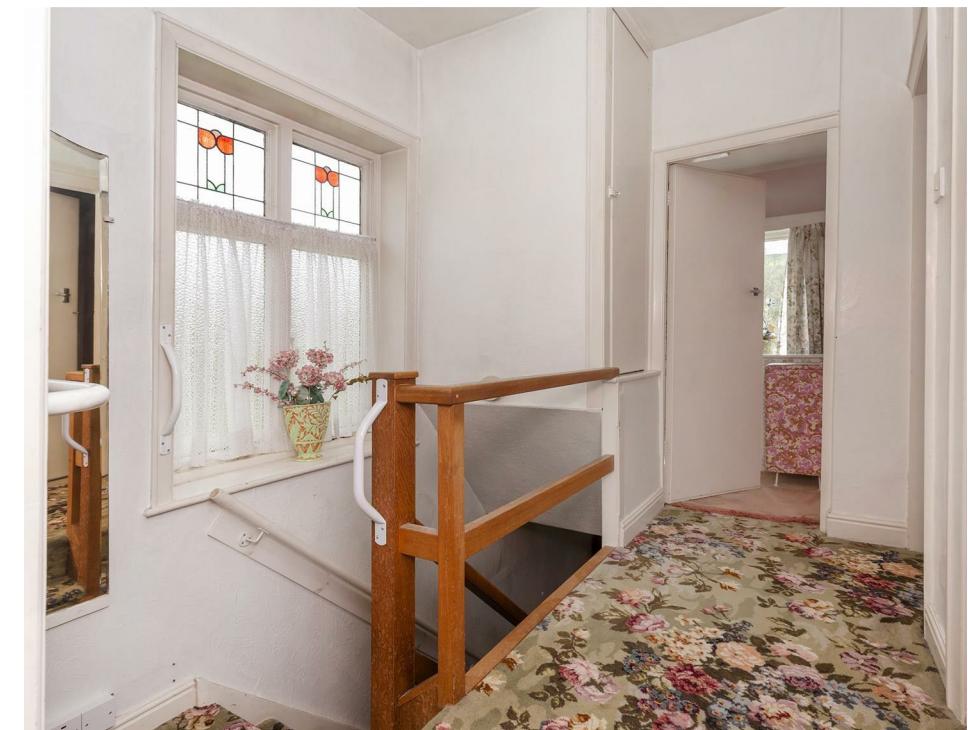
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MORTGAGES:

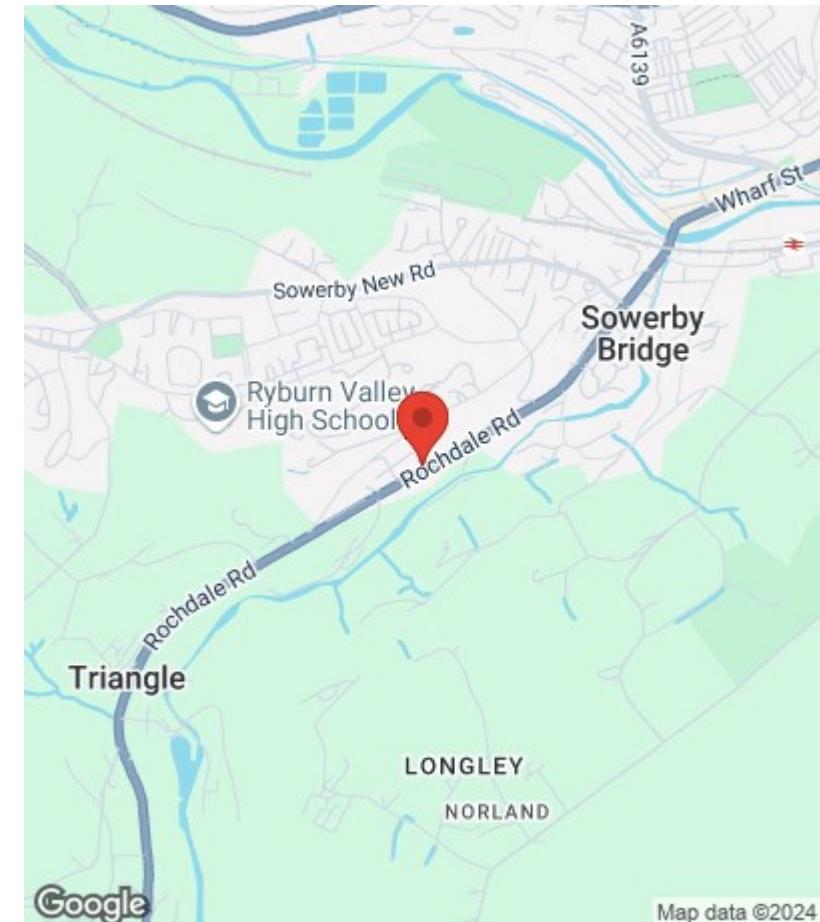
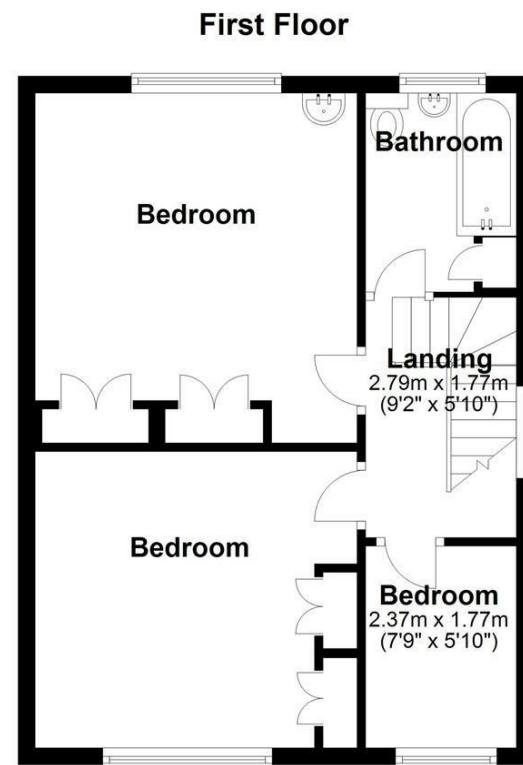
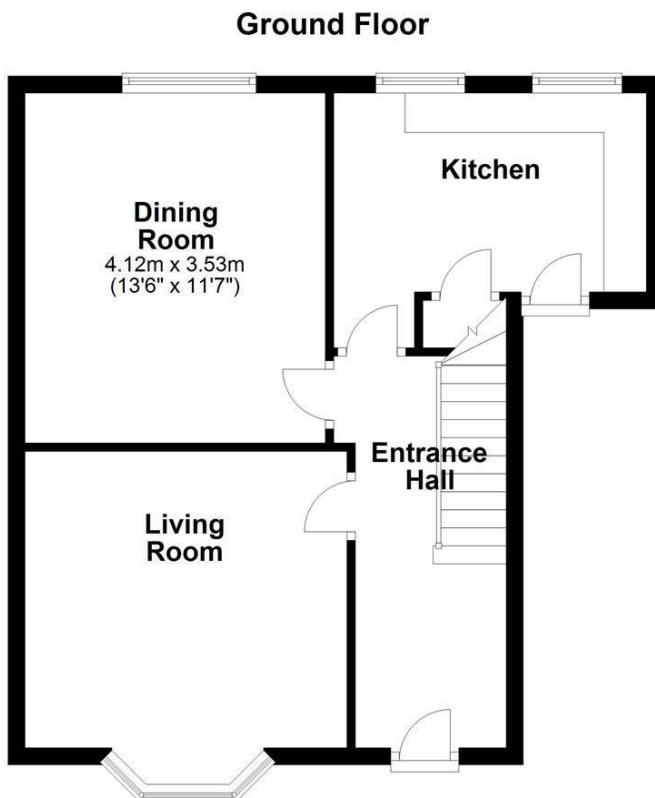
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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		79
(69-80)	C		
(55-68)	D		
(39-54)	E	31	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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