



19 Trooper Lane, Southowram, Halifax, HX3 9JB
£120,000

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Occupying a pleasant elevated position with far reaching views across Halifax is this stone built end-terraced property. Having accommodation set out over 2 floor levels with a spacious lounge and separate dining kitchen to the ground floor, and to the first floor there are currently 2 generous bedrooms and a house shower room, but this level does offer the potential to create further bedroom accommodation subject to the necessary consents. Trooper Lane is located within close proximity of a wide range of amenities within Halifax town centre as well as excellent transport links. The property does require a programme of modernisation which has been reflected in the asking price and is fitted with majority uPVC double glazing. Externally the property enjoys garden areas to both front and rear, with the rear having an adjoining brick built outbuilding and adjoining a pleasant aspect beyond. An internal inspection is recommended to appreciate the size and position of this traditional stone built property.

Energy Rating; TBA



GROUND FLOOR:

Entrance Porch

A timber and glazed entrance door gives access to the entrance porch which in turn leads to the lounge.



Lounge

14'9" x 11'1" (4.50m x 3.38m)

Having a uPVC double glazed window to the front elevation and an electric coal effect living flame fire with further door leading to the dining kitchen.

Dining Kitchen

15'9" x 9'11" (4.80m x 3.02m)

Fitted with a range of base units with working surfaces and inset stainless steel sink with side drainer. There is space and plumbing for an automatic washing machine, electric cooker point and wall mounted gas fire. A door gives access to a useful understairs storage cupboard and an external door to the rear garden.

FIRST FLOOR:

Landing

A spacious landing area with uPVC window to the rear.



Bedroom 1

11'5" x 11'5" (3.48m x 3.48m)

Having a uPVC double glazed window to the front elevation, which enjoys far reaching views across Halifax.

Bedroom 2

16'1" x 9'11" max (4.90m x 3.02m max)

This room currently has a divided partition creating 2 separate rooms and has a uPVC double glazed window to the rear.



Shower Room

Furnished with a 3 piece white suite comprising a low flush wc, pedestal hand wash basin and a shower cubicle. There is also a uPVC double glazed window.

OUTSIDE:

To the front of the property is a garden area leading to the front door access and a passageway which leads to the rear of the property. To the rear is a generous enclosed paved garden area with adjoining brick built outbuilding.

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 Halifax via Skircoat Road A629 and turn left onto Hunger Hill. At the roundabout proceed straight ahead onto Water Lane passing under the bridge and at the bend bear left onto Swan Bank Lane. Turn right onto Trooper Lane and continue up the hill, where the property can be found on the left hand side just after the entrance to the recreation ground.

TENURE:

Freehold

COUNCIL TAX BAND:

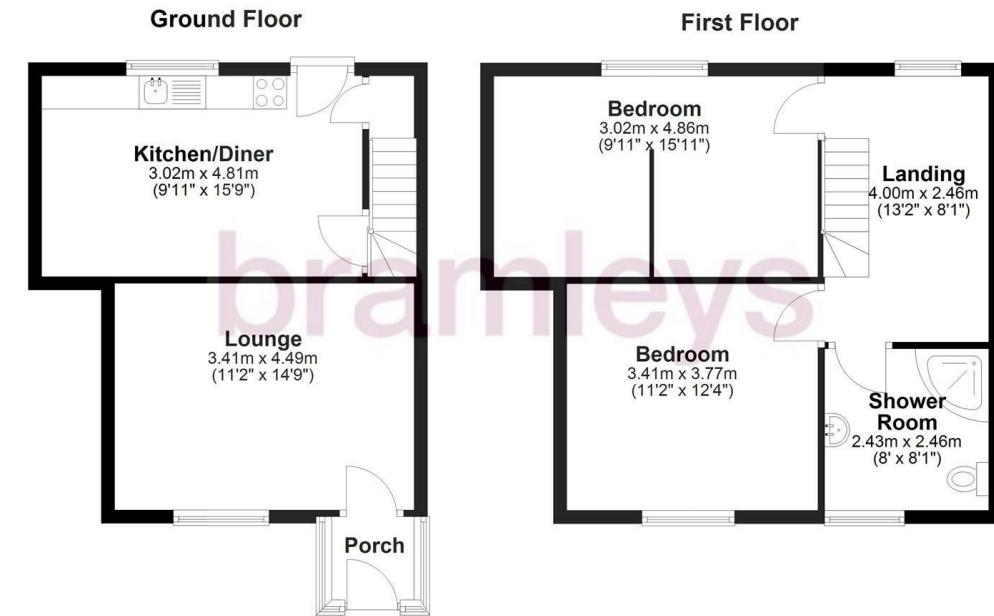
Band A

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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