



9 Cleveland Avenue, Siddal, Halifax, HX3 9BA

£120,000

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This well-proportioned property offers versatile accommodation arranged over three floors, together with useful cellar. The property provides a spacious lounge, dining kitchen with breakfast bar, two good-sized bedrooms, modern shower room and a useful second-floor attic room with extensive eaves storage. Externally the property has garden areas to both front and rear, with the rear offering potential for off road parking if required. Ideally suited to a variety of purchasers, the property combines generous living accommodation with excellent storage throughout.



GROUND FLOOR:

Entrance Lobby

Accessed via a UPVC external door, the entrance lobby has a central heating radiator and door leading into the lounge.

Lounge

15'1" max x 12'10" max (4.60m max x 3.91m max)

A spacious reception room positioned to the front of the property with UPVC double glazed window and two central heating radiators. The room features built-in storage cupboards with glazed display cabinets to the alcoves, together with a gas fire set within a timber surround and further glazed display cabinets.

Breakfast Kitchen

12'5" x 8'4" (3.78m x 2.54m)

Fitted with a range of matching wall and base units with complementary working surfaces and tiled splashbacks, incorporating an inset stainless steel sink with side drainer and mixer tap. Having gas cooker point, space and plumbing for an automatic washing machine and space for a fridge freezer. A useful breakfast bar provides informal dining space. The kitchen has a tiled floor, central heating radiator, UPVC window overlooking the rear garden and UPVC external door giving access to the rear.

FIRST FLOOR:

Landing

Having central heating radiator and access to the bedrooms and shower room.

Master Bedroom

15'2" x 7'7" (4.62m x 2.31m)

A generous double bedroom positioned to the front of the property, featuring an extensive range of built-in wardrobes and overhead cupboards together with built-in drawers and bedside tables. Having central heating radiator and UPVC window.

Shower Room

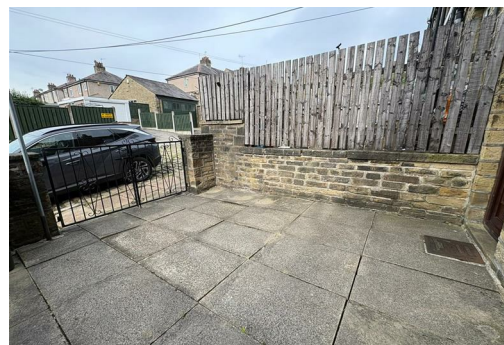
Fitted with a modern three-piece white suite comprising low flush WC, pedestal wash hand basin and double shower enclosure with electric shower over. Part tiled to the walls and having inset ceiling spotlights, central heating radiator and double glazed window.

Bedroom 2

12'9" max x 8'10" (3.89m max x 2.69m)

A further good-sized bedroom with built-in wardrobes and cupboards, one housing the central heating boiler. Having central heating radiator and double glazed window overlooking the rear elevation. A door leads to a staircase rising to the second floor level.

SECOND FLOOR:



Attic Room

12'7" max x 8'4" max (3.84m max x 2.54m max)

A useful additional room providing versatile occasional accommodation. Having Velux skylight window, central heating radiator and two large walk-in storage areas to either side, providing excellent additional storage.

OUTSIDE:

To the front is a well-maintained garden, while to the rear is an enclosed patio garden, providing a private outdoor space and, if required, offering the potential for off-road parking.

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:

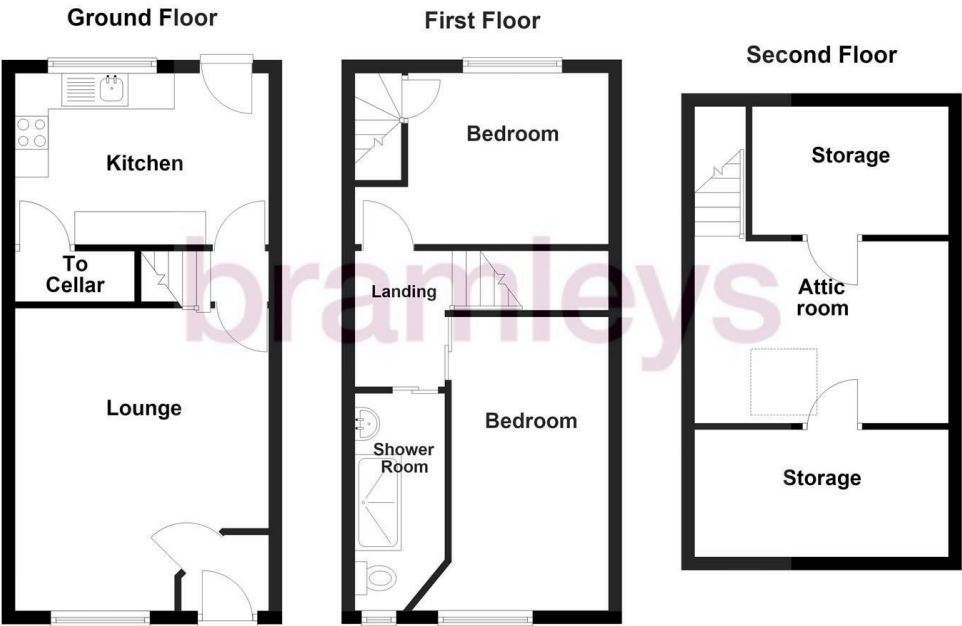
Band A

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.



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

