



298 Pellon Lane, Halifax, HX1 4PZ

£250,000

bramleys

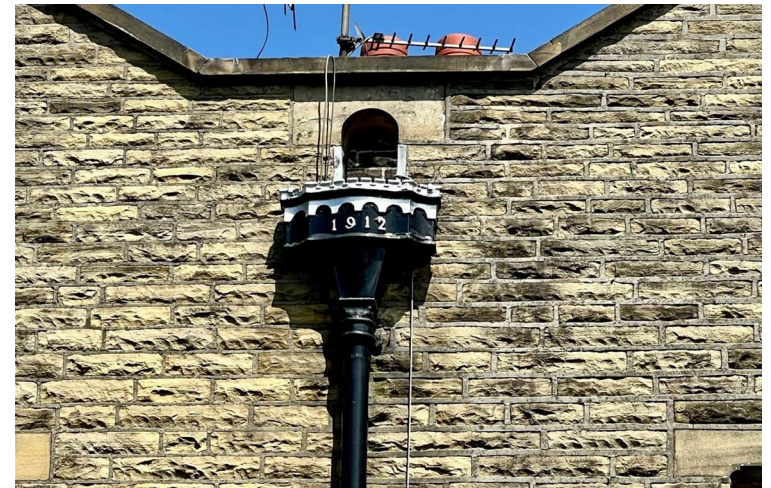
NO UPPER CHAIN

This substantial, stone built 4 bedroom semi-detached Georgian house is set on a larger than average plot, with spacious rear gardens and side driveway which provides off road parking for 2/3 vehicles.

Providing over 1,250 sqft of formal living accommodation, the property offers additional potential in the fact that it has lower ground floor cellar rooms, with direct access to the rear gardens.

Whilst the property does require some modernisation and refurbishment works, this has been reflected within the asking price.

With uPVC double glazing and partial central heating, the property is being offered for sale with vacant possession upon legal completion and would make an ideal purchase for those with a young and growing family.



GROUND FLOOR:

Enter the property through a uPVC double glazed external door with matching double glazed side windows gives access to:-

Entrance Porch

A timber and glazed entrance door leads into the property.

Entrance Hall

With a central heating radiator, ceiling coving and dado rail decor with access to separate WC and Cellar

Lounge

16'9" x 13'5" inc bay (5.11m x 4.09m inc bay)

A most spacious family lounge, which has a sealed unit double glazed bay window to the front, deep sunk skirting boards and decorative ceiling coving. There is also a gas and coal effect living flame fire and a central heating radiator.

Dining Room

14'9" x 13'6" (4.50m x 4.11m)

Peacefully situated to the rear of the property, having a tranquil wooded outlook, there is a magnificent period oak fire surround, with an open grate fire, Georgian style tiled inset and bevel edged over mantel mirror. This room also has decorative ceiling coving and a central heating radiator.

Kitchen

11'10" x 11'5" (3.61m x 3.48m)

Situated to the rear of the property, having base and wall cupboards, central heating radiator, uPVC double glazed window, gas cooker point and inset stainless steel sink unit with twin drainer.

WC

Furnished with a low flush WC and original tiled floor.

LOWER GROUND FLOOR:

Cellar/Utility

14'6" x 13'4" (4.42m x 4.06m)

A spacious and most useful additional room which has a uPVC double glazed window, ceramic sink with hot and cold water, plumbing for a washing machine and an access door which leads out to the rear garden.

Workshop

11'5" x 11'2" (3.48m x 3.40m)

Having power and light points, and housing the Glow-Worm boiler.

Coal Cellar

FIRST FLOOR:

Landing

With a uPVC double glazed window and providing access into:-

Bedroom 1

13'3" x 13'10" (4.04m x 4.22m)

A spacious double bedroom which is situated to the front of the property, having a uPVC double glazed window and built-in wardrobes.

Bedroom 2

14'10" x 12'7" (4.52m x 3.84m)

Another good sized double bedroom, fitted with a gas fire and uPVC double glazed window to the rear which takes full advantage of the wooded rear outlook.

Bedroom 3

8'0" x 7'1" (2.44m x 2.16m)

Situated to the rear of the property, having a uPVC double glazed window.



Bedroom 4

6'10" x 5'10" (2.08m x 1.78m)

Situated to the front of the property, having a uPVC double glazed window.

Bathroom

Furnished with a central heating radiator, the bathroom is furnished with a 2 piece suite comprising of a pedestal wash basin and panelled bath. There is also a uPVC double glazed window, wall mounted electric heater and built-in linen cupboard.

Separate WC

Furnished with a low flush WC and uPVC double glazed window.

OUTSIDE:

To the front of the property there are twin wrought iron access gates which lead to the driveway, which provides off road parking for 2/3 vehicles. There is a twin pillared, wrought iron pedestrian access gate which leads to the low maintenance front gardens. To the rear of the property there are spacious gardens which are predominantly lawned, with mature trees, bushes, shrubs and small orchard.

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:

The title has not been electronically registered with land registry, however the solicitors have confirmed that the property is XXXX

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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:

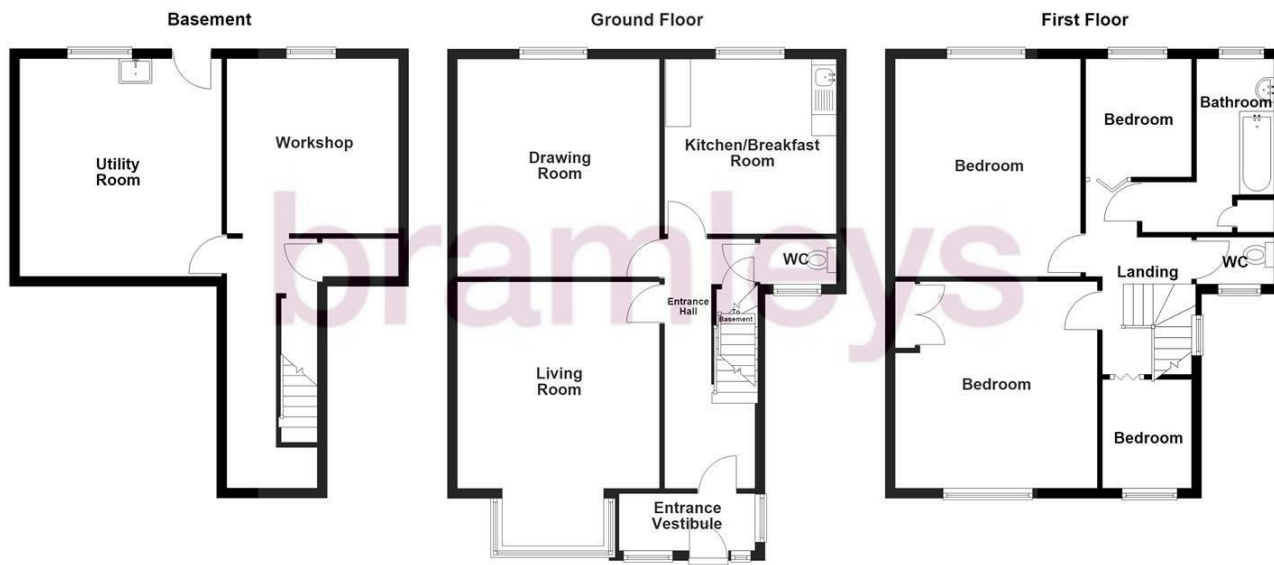
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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	

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