



54 Backhold Drive, Siddal, Halifax, HX3 9DT

£115,000

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Situated on Backhold Drive, this 3 bedroomed semi-detached home features a welcoming reception room, along with three generously sized bedrooms, providing ample space for families. A ground-floor bathroom enhances the practical layout.

With gas central heating and uPVC double glazing, together with front and rear gardens offer plenty of outdoor space. Conveniently located near shops, schools, and other amenities, this property presents a fantastic opportunity for those looking for a 3 bedroomed family home.



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Vestibule

Where there is a central heating radiator, staircase rising to the first floor level and a door leading to the lounge.

Lounge

15'7" max x 11'11" max (4.75m max x 3.63m max)

Positioned to the front of the property and fitted with fireplace, a central heating radiator and a uPVC bay window to the front.

Kitchen

14'1" x 8'10" max (4.29m x 2.69m max)

A spacious kitchen fitted with a range matching wall and base units with complimentary working surfaces and a stainless steel sink with side drainer and mixer tap. With a built-in 4 burner gas hob with electric oven beneath, extractor canopy, integrated fridge/freezer. Having a uPVC window overlooking the rear garden and a uPVC external door to the side. A door accesses a useful pantry cupboard.

Bathroom

Part tiled to the walls and furnished in a 3 piece white suite comprising low flush WC, pedestal wash hand basin and a panelled bath. With a central heating radiator and a uPVC window.

FIRST FLOOR:

Landing

There is a loft access point and uPVC window to the side elevation.

Master Bedroom

18'0" max x 10'1" max (5.49m max x 3.07m max)

A spacious double bedroom positioned to the front of the property and fitted with a central heating radiator and 2 uPVC windows to the front and side elevations.

Bedroom 2

10'9" x 12'2" max (3.28m x 3.71m max)

Another good sized bedroom positioned to the rear of the property and fitted with laminate flooring, a uPVC window and central heating radiator.



Bedroom 3

9'0" x 7'10" (2.74m x 2.39m)

A good sized third bedroom having laminate flooring, a central heating radiator and uPVC window.

OUTSIDE:

To the front, there is a paved garden area. A footpath leads down the side of the property to the rear where there is an enclosed paved garden area.

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 the A629 Skircoat Road and continue towards Salterhebble proceeding down Salterhebble Hill and after passing the petrol station on the left, turn left onto Jubilee Road. At the top of Jubilee Road, turn right onto Backhold Lane. After a short distance, turn left onto Backhold Drive following the road around to the left where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

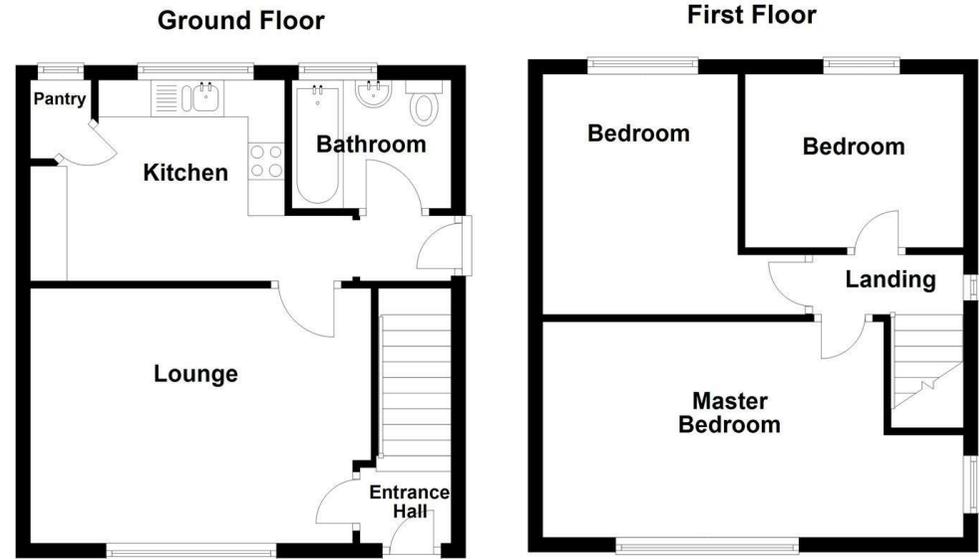
Band A

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.

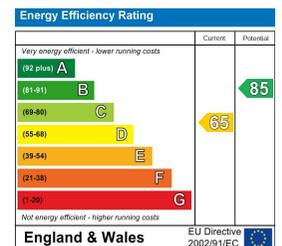


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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