



17 Northedge Park, Hipperholme, Halifax, HX3 8JW
£335,000

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This extended 3 bedroom end townhouse enjoys a corner plot position and is situated on this quiet cul-de-sac, within walking distance to sought after schools and amenities and convenient for Brighouse, ,Halifax and Bradford. Enjoying a pleasant open aspect to the rear and having uPVC double glazing, gas fired central heating and security alarm. The accommodation comprises: entrance porch, entrance vestibule, cloakroom/WC, lounge, kitchen with integrated appliances, dining room with under stair store and French doors opening out onto the rear garden, 3 bedrooms (2 doubles 1 comfortable single/small double), three piece en suite shower room to master bed and four piece bathroom. Externally there is a driveway providing off road parking for 2/3 cars, lawned gardens to front and rear with patios and garden shed.

Energy Rating: TBA





GROUND FLOOR:

A uPVC entrance door gives access to the porch.

Entrance Porch

The porch has tiled flooring and access to the wc. A second uPVC door leads to the entrance vestibule.

Cloakroom/WC

Having a two piece suite comprising wc, bowl sink unit, tiled flooring and uPVC double glazed window.

Entrance Vestibule

Having a staircase rising to the first floor level and a glazed timber door accesses the lounge.

Lounge

16'0" max x 11'8" (4.88m max x 3.56m)

The lounge has a limestone fireplace surround and hearth with living flame coal effect gas fire, there are wall light points within the alcoves, a central heating radiator, picture rail and large uPVC double glazed bay window.

Kitchen

14'11" x 6'5" (4.55m x 1.96m)

Having laminate flooring and range of wall and base units with laminated working surfaces over and tiled splash back, there is a stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space for under counter freezer, integrated fridge, gas hob with stainless steel extractor hood over, integrated Bosch double oven/grill, under cupboard lighting and tall cupboard which houses the gas central heating boiler. There is a further built in cupboard, a central heating radiator and two uPVC double glazed windows.

Dining Room

9'8" x 18'0" (2.95m x 5.49m)

The dining room forms part of the extension and provides a spacious second reception room. Having oak flooring, understair store cupboard, wall mounted TV aerial point, uPVC double glazed window to the front and French doors to the rear.

FIRST FLOOR:

Landing

The landing has a loft hatch which leads to a part boarded loft with light.

Master Bedroom

18'0" x 9'8" (5.49m x 2.95m)

The master bedroom also forms part of the extension and has a central heating radiator, a built in storage cupboard and two uPVC double glazed windows to both front and rear elevations.

En suite Shower Room

The en-suite has tiled flooring, a corner shower enclosure, wc, pedestal wash hand basin, chrome ladder style radiator and a uPVC double glazed window.

Bedroom 2

15'1" max / 10'8" min x 10'1" (4.60m max / 3.25m min x 3.07m)

This double room has a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

6'9" x 10'11" (2.06m x 3.33m)

This 3rd bedroom is a comfortable single bedroom/small double (currently used as an office). There is a central heating radiator and a uPVC double glazed window with pleasant open aspect to the rear.

Bathroom

7'11 x 7'10 (2.41m x 2.39m)

The bathroom has part panelled walls, a fitted cupboard ideal for towels and toiletries, wc, pedestal wash hand basin, three quarter size bath and separate shower enclosure. There is also a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a driveway which provides off road parking. There is a lawn with box hedging and flagged path and an area for bin storage. A timber gate to the side gives access to a gravelled section and leads to the rear which is predominantly lawned with two flagged patios and a timber garden shed. The rear also has access to an external water tap.

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:

B

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.

PLEASE NOTE:

The vendor selling this property is a member of Bramleys staff.

VIEWINGS:

Please call our office to book a viewing 01484 530361.



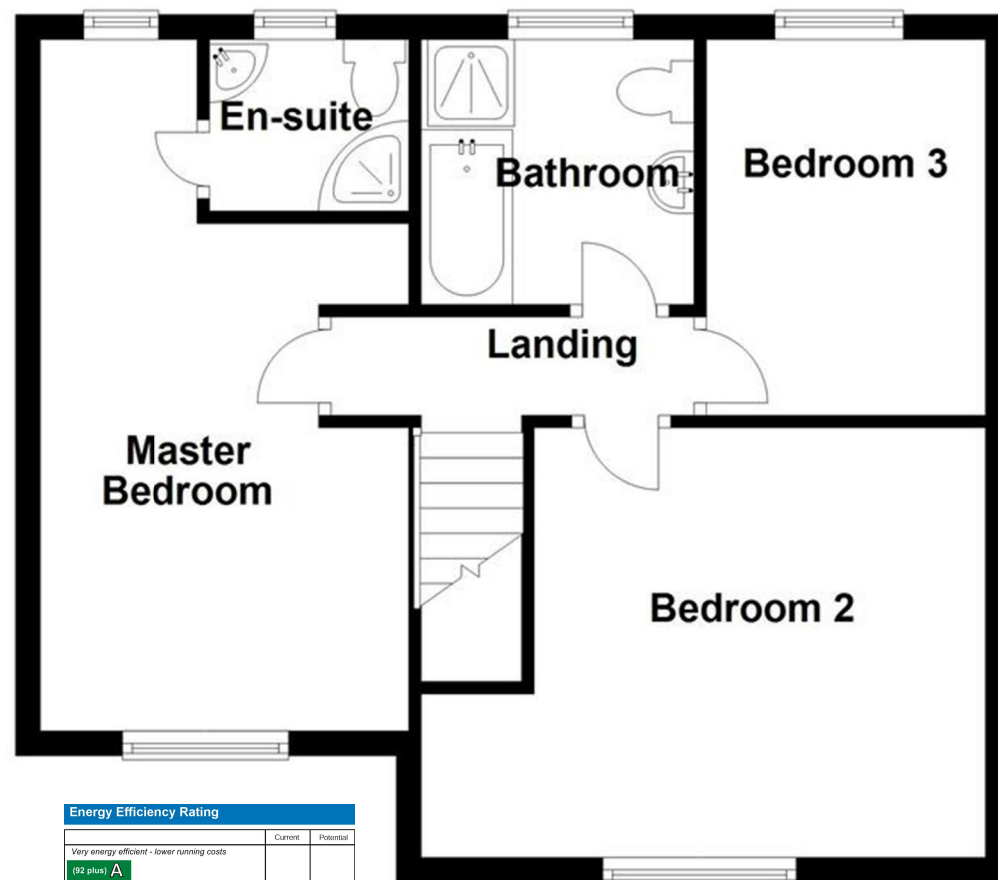




Ground Floor



First Floor



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	

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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