



253 Huddersfield Road, Halifax, HX3 0AT  
Offers Over £300,000

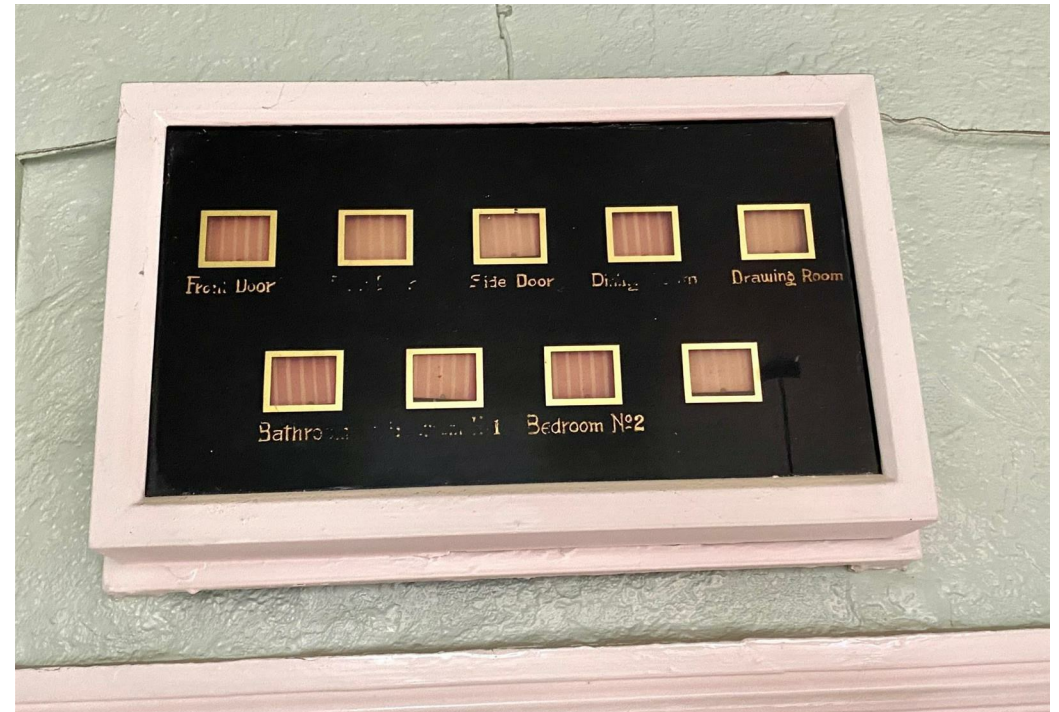
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Back on the market is this stone built substantial 5 bedroom, end terraced property is situated in this popular residential area of Skircoat Green. Boasting accommodation across 3 floors and providing accommodation in the region of 2,000 sqft. Having features one would normally expect from a property of this era, such as ornate ceiling cornice, original servants call panel in working order and a spindle rail balustrade staircase. Providing gas fired central heating and partial double glazing, the property is being offered for sale with vacant possession upon legal completion and must be viewed internally to truly appreciate the size and features of this outstanding stone built property.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

Having ceiling coving and a spindle rail balustrade staircase which incorporates a turned newel post with ornate coach light.

### Lounge

15'10" x 14'0" (4.83m x 4.27m)

A spacious living room which has a tiled fireplace, ceiling coving, deep sunk skirting boards and double glazed French doors which lead into the front garden.

### Dining Room

16'5" x 11'11" (5.00m x 3.63m)

Peacefully situated to the rear of the property, having a fitted fireplace, deep sunk skirting boards, heavy ceiling coving and centre ceiling rose.

### Kitchen

12'5" x 10'11" (3.78m x 3.33m)

With a range of wall and base units, gas fired AGA, inset sink unit, original servants call panel and rear access door.

### Utility Room/Cloakroom

Accessed from the entrance hall, there is a walk-in cloakroom/study which gives access to the WC.

### WC

With a low flush WC and hand wash basin.

## FIRST FLOOR:

### Landing

### Master Bedroom

14'7" x 13'11" (4.45m x 4.24m)

A spacious master bedroom which has ceiling coving and window.

### Bedroom 2

16'5" x 11'9" (5.00m x 3.58m)

Another spacious second bedroom which has ceiling coving, built-in wardrobes and window.

### Bedroom 5

7'1" x 5'5" (2.16m x 1.65m)

With a window.

### Bathroom

Furnished with a 2 piece suite comprising of a pedestal wash basin and panelled bath.

### Separate WC

Furnished with a low flush WC.



## SECOND FLOOR:

### Landing

With a large walk-in eaves storage cupboard extending the full width of the property.

### Bedroom 3

15'7" x 11'9" (4.75m x 3.58m)

A spacious bedroom which has a window which provides far reaching views to the rear.

### Bedroom 4

18'2" x 10'0" (5.54m x 3.05m)

With built-in wardrobes and a window with far reaching views to the rear.

## LOWER GROUND FLOOR:

There is an external access door which leads into the lower ground floor. Providing cellar rooms for additional storage.

## OUTSIDE:

The property has garden areas to front, side and rear, together with rear off road parking which is accessed via a lane to the left hand side of the property.

## 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 which then becomes Huddersfield Road and after approximately 1 mile the property can be found on the left hand side identified by a Bramleys for sale board.

## TENURE:

Freehold

## 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.



## 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			82
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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