



17 Bradley View, Holywell Green, Halifax, HX4 9DN
50% Shared Ownership £85,000

bramleys

For sale with no upper chain, is this end true bungalow which is for offered on a 50% shared ownership scheme with Places For People, exclusively for over 55's.

The bungalow is equipped with updated uPVC double glazing, gas fired central heating system and accommodation briefly comprising:- entrance hall, lounge/dining area, separate kitchen, 2 bedrooms and bathroom.

Externally there is a private driveway to the front which provides off road parking and to the rear there is an enclosed garden.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

With a central heating radiator, loft access point and built-in storage cupboard.

Lounge/Dining Area

14'6" max x 11'5" max (4.42m max x 3.48m max)

With an electric coal effect fire which is set to a timber fire surround. There is also a central heating radiator and uPVC window to the front,

Kitchen

10'6" x 9'1" (3.20m x 2.77m)

The kitchen is fitted with a range of wall, drawer and base units with working surface and tiled splashbacks. There is an inset stainless steel sink with side drainer, space and plumbing for a washing machine, electric cooker point, wall mounted central heating boiler and central heating radiator.



Master Bedroom

10'8" x 9'4" plus entrance (3.25m x 2.84m plus entrance)

Positioned to the rear of the property, having a central heating radiator and uPVC window which overlooks the rear garden.

Bedroom 2

10'4" x 7'2" (3.15m x 2.18m)

Positioned to the rear of the property, having a central heating radiator and access to the rear garden via uPVC French doors.

Bathroom

Furnished with a 3 piece coloured suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with electric shower over. There is a central heating radiator, extractor fan, uPVC window and part tiled walls.



OUTSIDE:

To the front of the property there is a driveway and adjoining lawned garden. A gate gives access to a footpath which leads down the side of the property to the rear garden. To the rear there is an enclosed garden which comprises of a paved patio seating area and further tiered gravelled areas.

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 Elland via Victoria Road, keeping left at the bend and continue along Victoria Road, passing Brooksbank High School. Continue along this road which then becomes Station Road, into the village of Holywell Green. At the junction with Stainland Road, bear left and shortly after Bradley View can be found on the right hand side. The subject property can be found on the left, clearly identified by a Bramleys for sale board.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 1 April 1995

Service charge: £58.76

Shared ownership rent: £142.76

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:

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 property is only available to those over 55 and is being sold as a 50% share with Places For People.



Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	66	
(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