



19 Bramble Close, Halifax, HX3 9EL

£219,950

Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached property in the popular area of Siddal, Halifax. Accommodation comprises; Entrance hallway, cloaks/w.c. kitchen, lounge and sun room. To the first floor; landing, two bedrooms and bathroom. To the second floor; double bedroom. Gardens front and rear. Off road parking for one car. Further on street parking available. The property has the benefit of Upvc double glazing, gas central heating, smart meters and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway

Radiator, laminate floor, double glazed door to front. Staircase access to first floor and doors to lounge, kitchen and cloaks/w.c;

Cloaks/w.c. 3'3" x 4'11" (1 x 1.5)



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Radiator, extractor fan and fusebox.

Kitchen 6'6" x 10'2" (2 x 3.1)



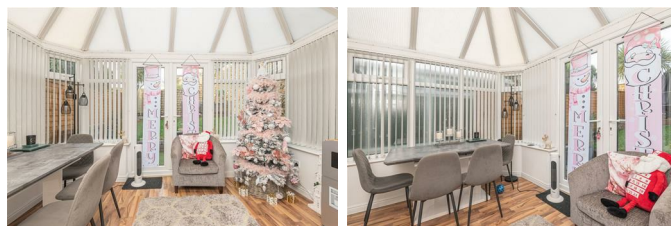
Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, plumbing for washing machine, electric oven, gas hob and extractor hood above. Stainless steel one and a half sink and drainer, 'Worcester' combi boiler and radiator. Laminate floor and Upvc double glazed leaded effect window to front.

Lounge 13'7" max x 17'4" max (4.15 max x 5.3 max)



Two radiators, laminate floor and living flame gas fire with decorative fireplace. Coving to ceiling, telephone point, t.v. point and t.v. aerial lead. Understairs storage and doors to sun room;

Sun Room 10'5" max x 11'3" max (3.2 max x 3.45 max)



Laminate floor and Upvc double glazed windows and French doors to garden.

First Floor

Landing



Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom Two 9'6" max x 13'7" max (2.9 max x 4.15 max)



Double bedroom with radiator, fitted wardrobes with hanging rail and shelves and Upvc double glazed window to rear.

Bedroom Three 9'0" max x 13'7" max (2.75 max x 4.15 max)



Double bedroom with radiator and two Upvc double glazed leaded effect windows to front.

Bathroom 6'4" x 6'8" (1.95 x 2.05)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Part tiled walls, radiator, electric shaver point. Extractor fan and Upvc obscure double glazed window to side.

Second Floor

Landing

Storage cupboard and door to bedroom one;

Bedroom One 10'4" x 22'5" (3.15 x 6.85)



Double bedroom with two radiators, wooden double glazed velux window and Upvc double glazed leaded effect window to front. Loft hatch, storage cupboard and t.v. point.

External



To the front is a lawn, external light, gas meter and outside store. Parking. To the side is an outside tap. To the rear is a lawn, decked and pebbled garden.

Parking

Driveway for one car and further on street parking available.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

B

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

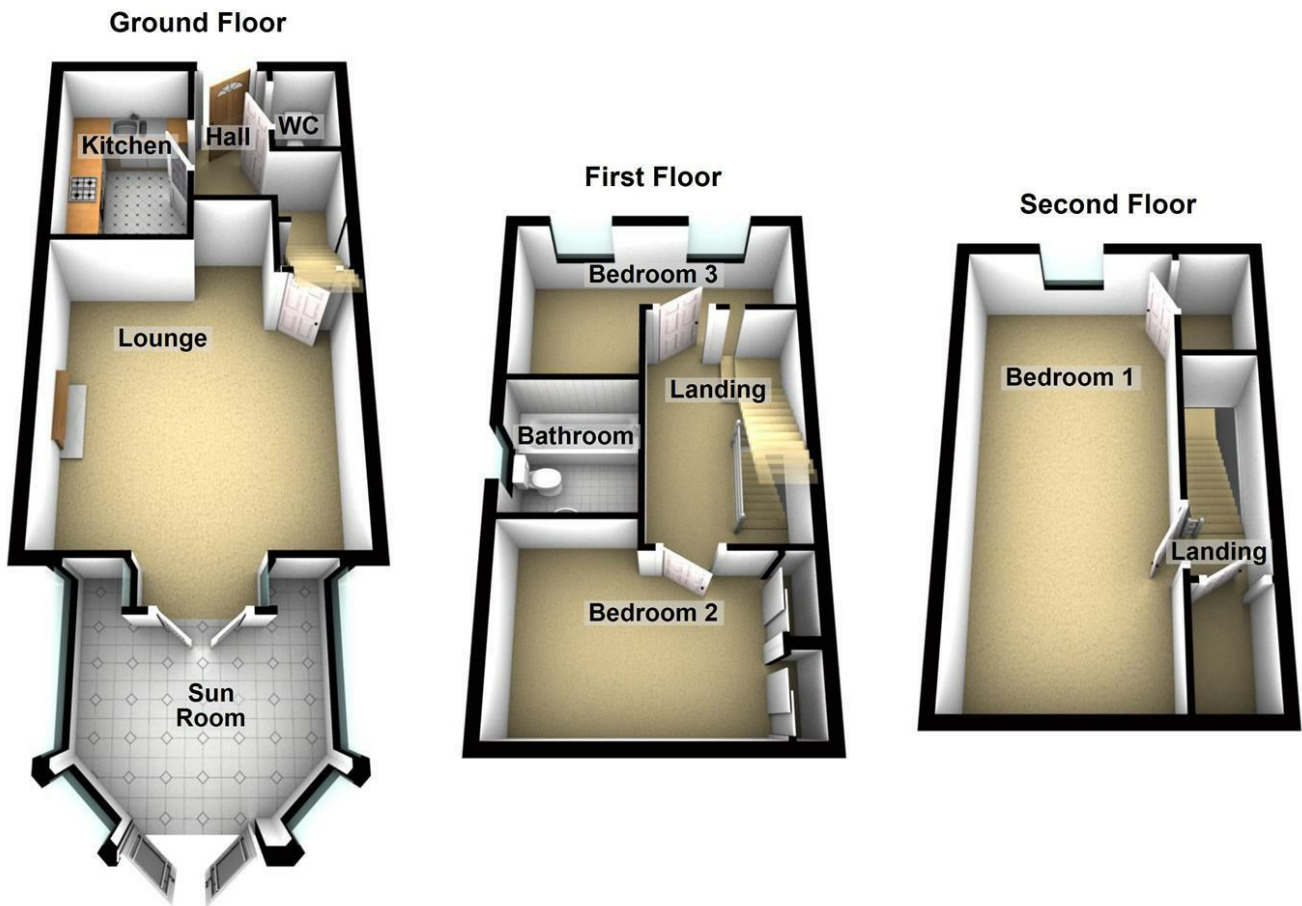
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

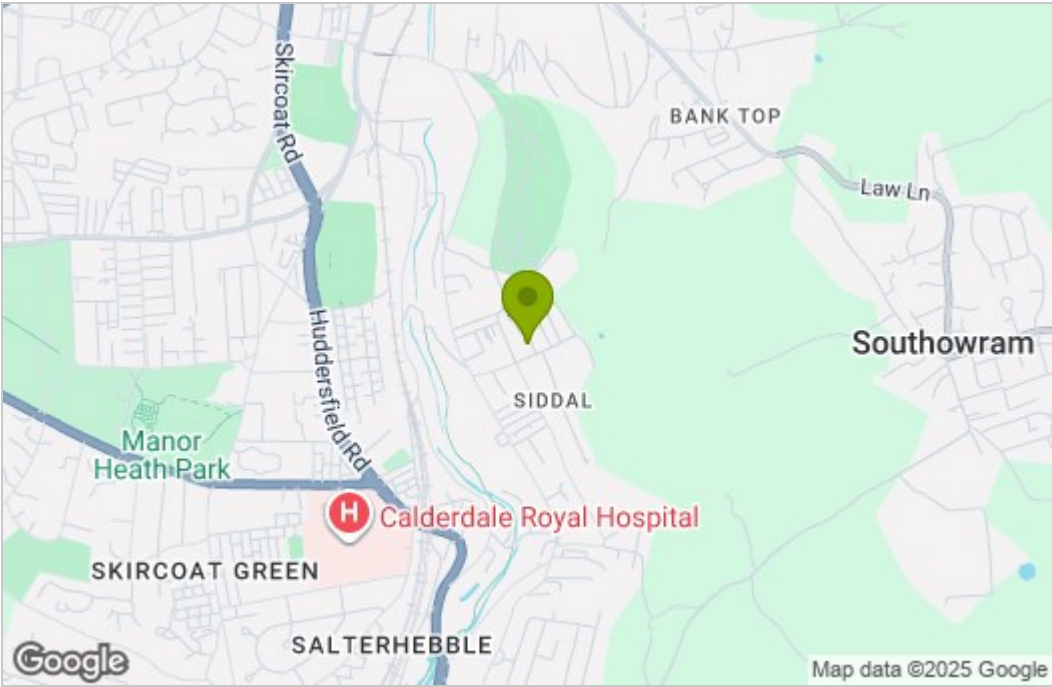
Other Details

Service charge of approx. £100 per annum to cover cutting the grass at the end of the street.

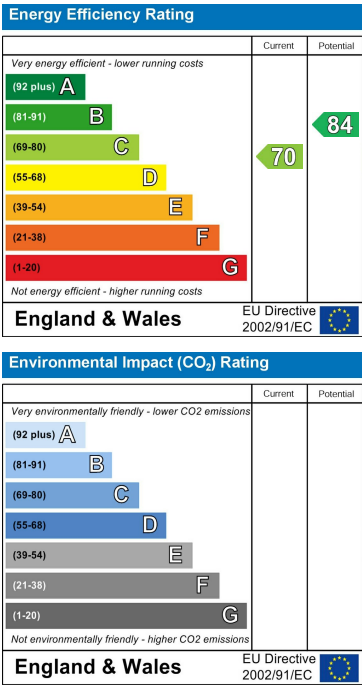
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.