

bramleys

For Sale

**2 SOWOOD HILL VIEW
CLAREMOUNT ROAD
CLAREMOUNT
HX3 6NZ**

RESIDENTIAL SALES

£105,000



- **2 BEDROOM APARTMENT**
- **MASTER EN SUITE**
- **BATHROOM**
- **FOR M62 MOTORWAY NETWORK, ELLAND & HALIFAX**
- **ALLOCATED PARKING SPACE**



This well presented 2 bedroomed apartment located on 1st floor and situated within close proximity of Halifax town centre where a wide range of amenities are available. Having uPVC double glazing and gas central heating, the property boasts two generous double bedrooms, one having an ensuite, together with a spacious entrance hall and living dining space with Juliet balcony enjoying the views to the rear. Having a fitted kitchen with a stylish range of units and a further 3 piece bathroom There is an allocated parking space as well as roadside parking.

The accommodation briefly

Entrance hallway

Lounge /Diner

3.35m x 5.46m (11'0" x17'11")

A spacious living dining area having uPVC French doors with Juliet balcony enjoying far-reaching views and a central heating radiator.



Kitchen

2.49m X 3.40m (8'2" X 11'2")

Having a modern fitted kitchen with matching wall and base units with complimentary working surfaces and tiled splash backs. Having an inset stainless steel sink, 4 ring gas hob, oven and extractor, dishwasher and space and plumbing for an automatic washing machine. Having tiling to the floor and a uPVC window.



Master bedroom

3.63m x 2.74m to the robes (11'11" x 9'0" to the robes)

A double bedroom having fitted wardrobes to one wall, central heating radiator and uPVC window. The door leads to an adjoining en suite.



Ensuite shower room

Being part tiled to the walls and furnished with a three-piece white suite comprising low flush WC, pedestal wash hand basin and corner shower unit. Having tiling to the floor, underfloor heating, chrome towel radiator, in set ceiling spotlights and extractor.



Bedroom 2

3.20m X 3.35m (10'6" X 11'0")
Having fitted wardrobes, uPVC window and central heating radiator.

Bathroom

Furnished in a three-piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over. Being fully tiled to the walls and floor, underfloor heating and having a chrome ladder style heated towel rail, in-set ceiling spotlights and UPVC window.



COUNCIL TAX BAND:

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.

VIEWING:

bramleys.com

Contact the agents.

MORTGAGES:

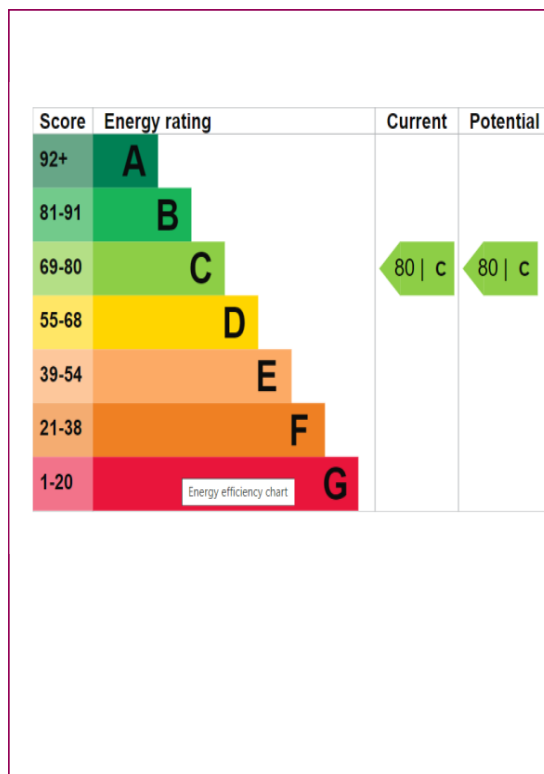
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ON-LINE CONVEYANCING

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.

DIRECTIONS:

Leave Halifax via the A647 Hayley Hill/ Boothtown Road and proceed for approximately 0.6 miles where after having passed Rawson Junior and Infant School, turn right onto Claremount Road.



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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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