

bramleys

For Sale

**44A, ALBERT VIEW BURNLEY
ROAD
SOWERBY BRIDGE
HX6 2TH**

RESIDENTIAL SALES

£105,000



- **2 BEDROOM, PLUS ATTIC ROOM MID TERRACE**
- **USEFUL CELLAR ROOM WITH ACCESS TO THE REAR GARDEN**
- **MODERNISATION AND IMPROVEMENTS REQUIRED**
- **POPULAR RESIDENTIAL LOCATION**
- **ACCESS TO AMENITIES WITHIN SOWERBY BRIDGE**
- **IDEAL FOR THE FIRST TIME BUYER OR INVESTOR ALIKE**



Offered for sale is this 2 bedroom, plus attic room, stone built mid terraced property. Situated in the popular village of Sowerby Bridge, where there is access to all of the amenities within including Sowerby Bridge train station. The property would ideally suit the investor buyer or first time buyer alike. Requiring a programme of modernisation and improvement works throughout, which have been reflected within the asking price, the property offers a yard area to the front with outhouse and enclosed rear garden accessed from the lower ground floor cellar. Energy Rating: F

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Lounge

3.94m x 3.56m (12'11" x 11'8")

Having ceiling coving, picture rail decor, deep sunk skirting boards, a sealed unit double glazed window and gas fire with tiled hearth and surround.



Dining Kitchen

4.45m x 4.39m (14'7" x 14'5")

Being fitted with a range of wall, drawer and base units with working surface over. There is a gas fire with tiled hearth and surround, uPVC double glazed window and uPVC external door.



LOWER GROUND FLOOR:

Cellar

With a flagged floor, small open fireplace and an external door giving access to the rear garden.



FIRST FLOOR:

Landing

Bedroom 1

4.11m x 3.38m (13'6" x 11'1")

Having a double glazed window and fitted wardrobes and drawers. A door gives access to a staircase which rises to the second floor attic room.



Bedroom 2

4.34m x 2.21m (14'3" x 7'3")

With double glazed window and feature cast iron fire. There is also a built-in wardrobe.

Bedroom 2



Bathroom

Furnished with a 3 piece coloured suite comprising of a low flush WC, pedestal wash hand basin and bath with antique style shower attachment and mixer taps. There is also a double glazed window.



SECOND FLOOR:

Attic Room

4.39m x 4.06m (14'5" x 13'4")

With Velux window and partial restricted roof height.

OUTSIDE:

There is a yard area with useful outhouse storage and also an enclosed garden which can be accessed from the lower ground floor cellar.



COUNCIL TAX BAND:

A

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:

Contact the agents.

MORTGAGES:

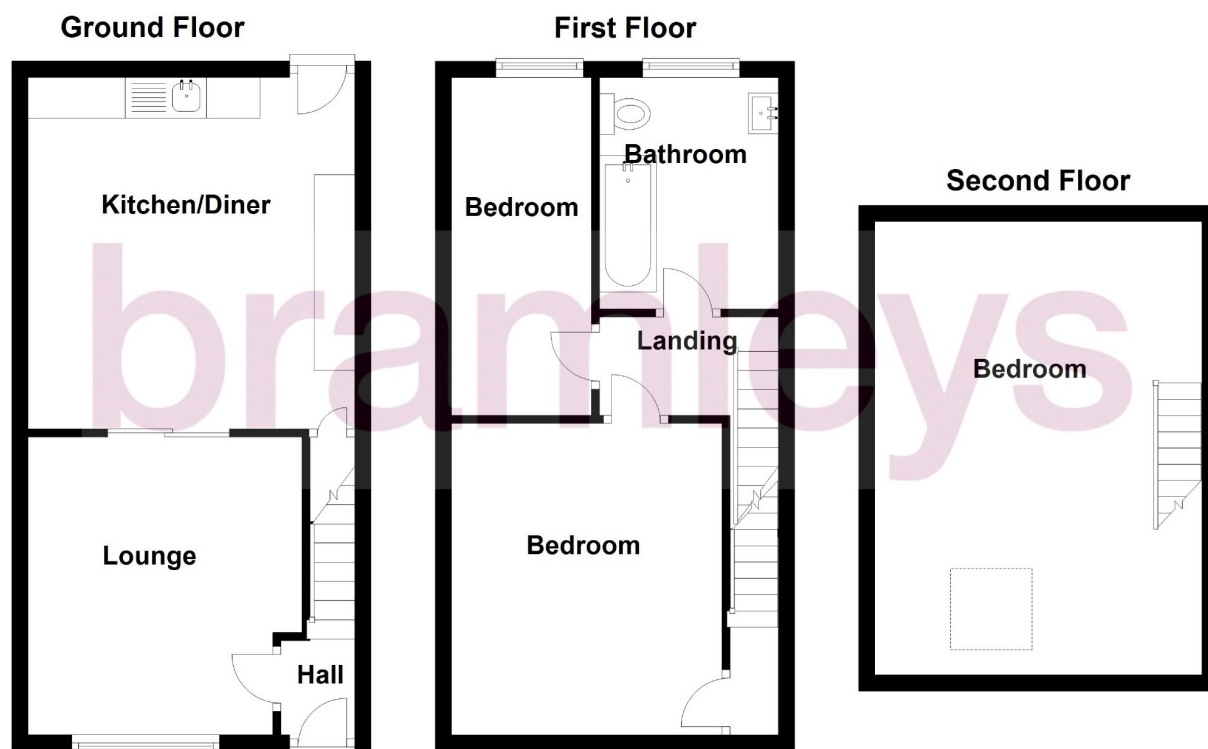
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 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.

DIRECTIONS:

Leave Halifax via King Cross Road and proceed to the major set of traffic lights by the fire station. Stay in the right hand lane and continue through the lights onto A464 Burnley Road. Continue along for approximately 1.5 miles where the property can be found on the right hand side identified by a Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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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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