



Swires Road, Halifax

Halifax

Guide Price **£275,000**



SWIRES ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Swires Road

Halifax

To be sold by the Modern Method of Auction – starting bid price £285,000 plus reservation fee – T&C's apply.

A substantial stone built period home with a generous level of spacious and well proportioned accommodation arranged over three floors together with useful basement and standing within manageable well screened gardens together with electric gated entrance with off-road parking for three cars.

The property is located within a very convenient position close to Savile Park, Halifax Town Centre, local schools and accessible for the M62 motorway. There is partial PVCu double glazing, gas central heating system, CCTV and briefly comprising; to the ground floor, Entrance vestibule, entrance hall, living room, sitting room, dining kitchen, garden room, utility room and downstairs w.c. Basement with gym, sauna, store and shower room. First floor landing leading to master bedroom with Jack and Jill ensuite bathroom, two further bedrooms with Jack and Jill ensuite. Second Floor; bedroom with Jack and Jill shower room and two further bedrooms.

Council Tax band: D

Tenure: Freehold





Entrance Vestibule

With a timber and frosted glazed door, with some lovely leaded stained glass windows, central heating radiator and from here a timber and bevelled glass door opens into the entrance hall.

Entrance Hall

To either side and above the door there are bevelled glass sections which provide this area with plenty of natural light, there is a decorative ceiling rose, ceiling coving, parquet floor and to one side a spindled staircase with carved newel post and light over rises to the first floor. From the hallway access can be gained to the following rooms:-

Downstairs W.C.

7' 0" x 4' 0" (2.13m x 1.22m)

With parquet floor, ceiling coving, ceiling coving, picture rail, two wall light points, heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap and low flush w.c.

Living Room

18' 0" x 15' 0" (5.49m x 4.57m)

This is approached through twin timber and bevelled glass doors from the main hallway, there is a bay window with PVCu double glazing, window seat, there is further natural light from a PVCu and frosted leaded and stained glass window to the side elevation, decorative ceiling rose with ceiling light point, ceiling coving, frieze, picture rail, fitted TV unit, central heating radiator and as the main focal point of the room a lovely marble fireplace with tiled inset and home to a coal effect gas fire.



Sitting Room

15' 0" x 13' 6" (4.57m x 4.11m)

Another well proportioned room which is approached from the main hallway through a pillared entrance with twin timber and bevelled glass doors. There are PVCu double glazed windows, composite and frosted double glazed door giving access to the side of the property, there is a decorative ceiling rose, ceiling coving, picture rail, central heating radiator, and as the main focal point of the room there is a feature timber fire surround which is home to a coal effect gas fire and resting on a marble hearth and to either side of the chimney breast there are fitted timber and glazed book shelves and a storage cupboard.

Dining Kitchen

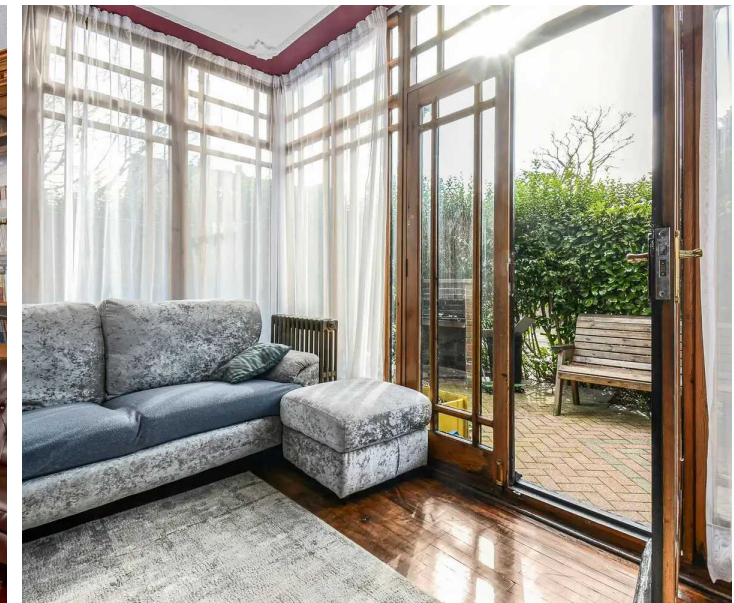
16' 0" x 15' 0" (4.88m x 4.57m)

With ornate plastered ceiling, ceiling coving, exposed brick work, wood flooring, PVCu double glazed window, two central heating radiators, and fitted with a range of white gloss handle-less base and wall cupboards, pan drawers, these are complimented by contrasting overlying corian worktops with matching splashbacks, there is an inset one and a half bowl sink, microwave, housing for fridge freezer, glazed display cupboard with glass shelving and downlighters, concealed lighting beneath the wall cupboards and at one end of the kitchen there is access to the garden room.

Garden Room

13' 8" x 7' 7" (4.17m x 2.31m)

With timber and glazed windows to three elevations together with French doors and providing this area with lots of natural light, there is wood flooring and a column radiator.





Utility Room

15' 6" x 4' 8" (4.72m x 1.42m)

This is situated to the rear of the kitchen and has a timber and glazed window, wall mounted Vaillant central heating boiler, wood flooring, central heating radiator, hot water storage cylinder, plumbing for automatic washing machine and having a range of white gloss cupboards and drawers, contrasting overlying worktops, inset sink with chrome mixer tap and to one side a door gives access to the basement.

Basement

This is accessed from the utility room with steps leading down to a hallway which has wood flooring, central heating radiator, storage cupboards and providing access to the following rooms:-

Gym

16' 5" x 14' 0" (5.00m x 4.27m)

With a walk-in bay having timber and glazed windows, decorative ceiling rose with ceiling light point and exposed floorboards.

Storeroom

12' 9" x 7' 4" (3.89m x 2.24m)

With a wall light point, exposed floorboards and central heating radiator.

Sauna

13' 3" x 7' 0" (4.04m x 2.13m)

With exposed floorboards, central heating radiator, wall light point, sauna and useful storage cupboard beneath the stairs.

Shower Room

8' 3" x 4' 2" (2.51m x 1.27m)

With a timber and glazed window, central heating radiator, wall light point and fitted with a suite comprising; pedestal wash basin, low flush w.c. and shower cubicle.

First Floor Landing

With a feature arched timber and stained glass window, two ceiling roses with ceiling light point, ceiling coving, central heating radiator and spindled staircase rising to the second floor. From the landing access can be gained to the following:-

Bedroom One

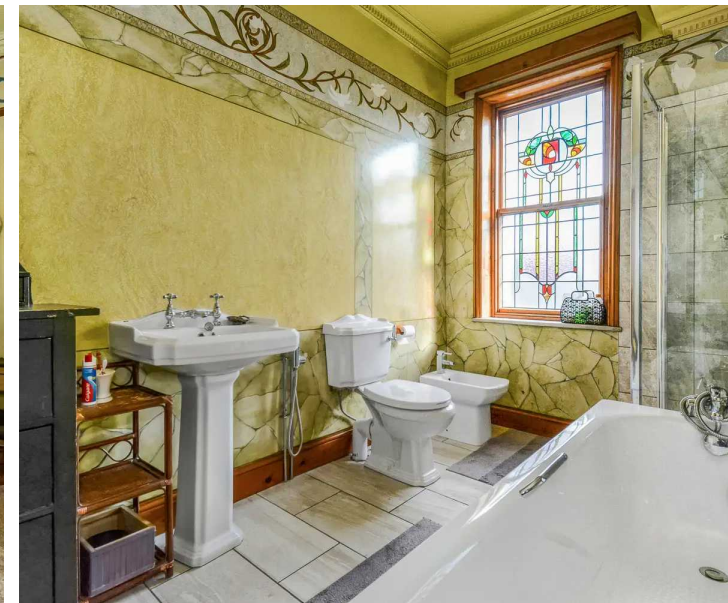
13' 4" x 12' 0" (4.06m x 3.66m)

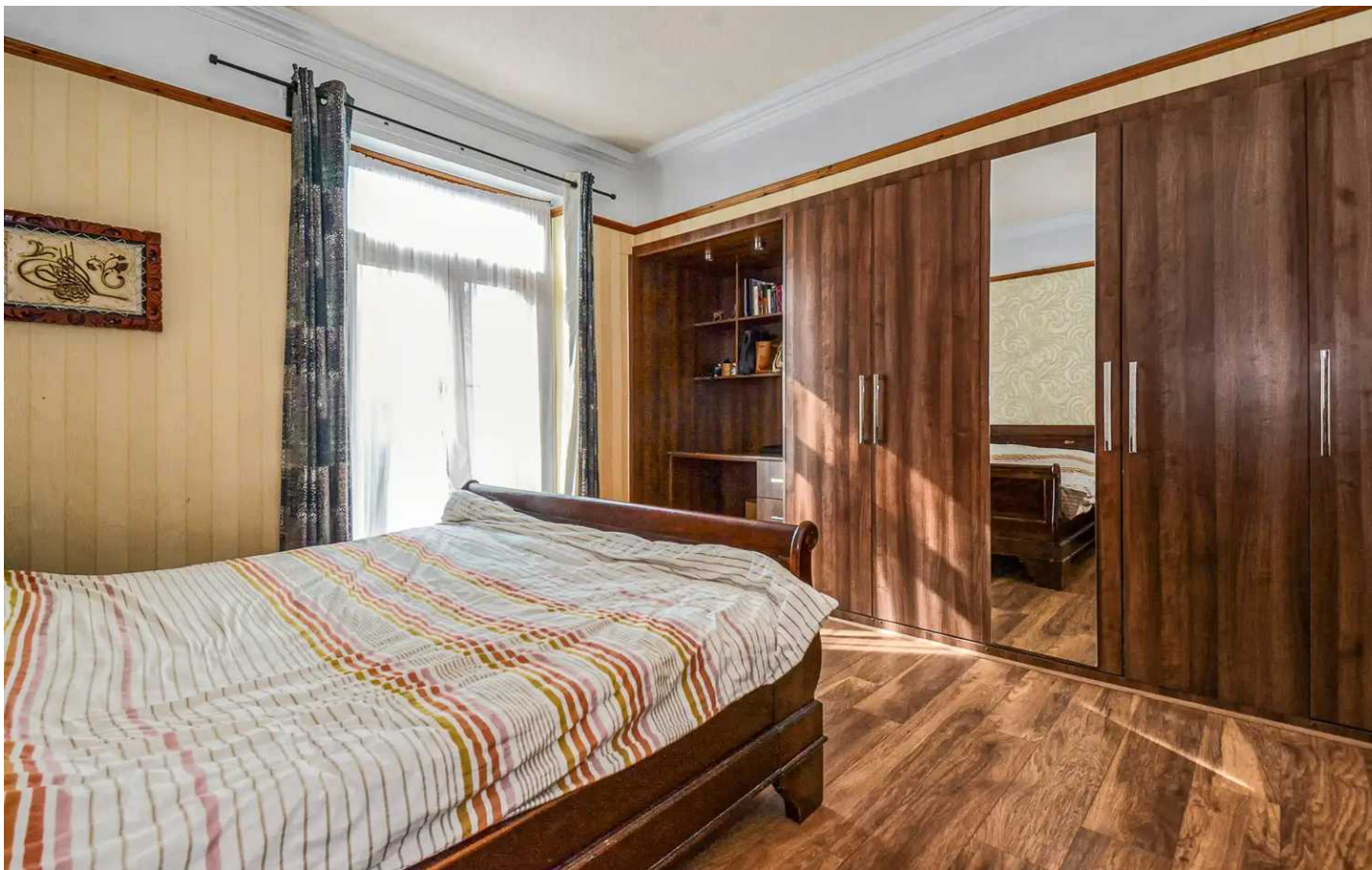
A double room with PVCu double glazed French doors, decorative ceiling rose, ceiling light point, ceiling coving, picture rail, central heating radiator and to one wall there are a bank of fitted timber and mirror fronted wardrobes. From the bedroom a door gives access to an ensuite bathroom which can also be accessed from the landing.

Ensuite Bathroom

12' 7" x 7' 3" (3.84m x 2.21m)

With a timber and leaded stained glass window, decorative ceiling rose with ceiling light point, ceiling coving, Venetian plastered walls, central heating radiator, large fitted mirror, tiled floor and fitted with a suite comprising; bath, pedestal wash basin, bidet, low flush w.c. and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.





Bedroom Two

12' 8" x 11' 8" (3.86m x 3.56m)

With PVCu double glazed French doors, decorative ceiling rose with ceiling light point, ceiling coving, picture rail, central heating radiator, laminate flooring and fitted with a bank of wardrobes with dressing mirror, dressing table with downlighters, display shelving and drawers. to one side a door gives access to a jack and jill ensuite.

Jack and Jill Ensuite

12' 7" x 4' 0" (3.84m x 1.22m)

With a feature PVCu double glazed porthole window, there are inset ceiling spotlights, ceiling coving, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin, low flush w.c. and large shower cubicle with electric shower fitting.

Bedroom Three

14' 9" x 11' 0" (4.50m x 3.35m)

With a timber and glazed window to the side elevation, decorative ceiling rose, ceiling coving, picture rail, laminate flooring, central heating radiator and having fitted wardrobes and a door giving access to the Jack and Jill ensuite.



Second Floor Landing

With a decorative ceiling rose with ceiling light point, picture rail, parquet flooring, central heating radiator, timber and glazed window enjoying some far reaching views across the roof tops. From the landing access can be gained to the following rooms:-

Bedroom Four

15' 7" x 15' 3" (4.75m x 4.65m)

With timber and glazed windows to two elevations, decorative ceiling rose with ceiling light point, laminate flooring, central heating radiator. From here a door gives access to an ensuite shower room which can also be accessed from the landing.

Ensuite Shower Room

12' 7" x 4' 9" (3.84m x 1.45m)

With tiled walls, inset ceiling downlighters, tiled floor, central heating radiator and fitted with a suite comprising, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large shower cubicle with chrome shower fitting including fixed shower rose and separate hand spray.

Bedroom Five

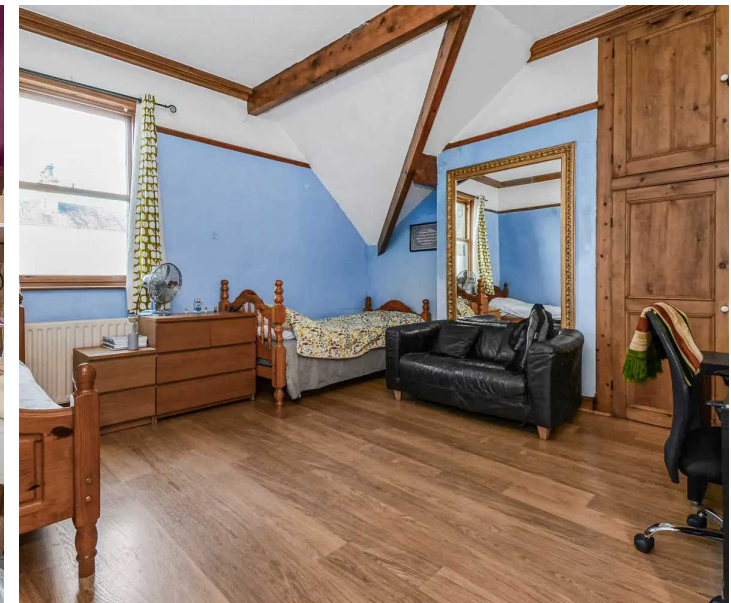
14' 9" x 15' 0" (4.50m x 4.57m)

With a PVCu double glazed window enjoying some far reaching views over the roof tops, there is a decorative ceiling rose with ceiling light point, beamed ceiling, laminate flooring, central heating radiator and fitted wardrobe.

Bedroom Six

15' 0" x 15' 0" (4.57m x 4.57m)

With a timber and glazed window to the side elevation, decorative ceiling rose with ceiling light point, ceiling coving, picture rail, laminate flooring, central heating radiator and to the right hand side of the chimney breast there is a fitted wardrobe with storage cupboard over.





Garden

The property stands within manageable low maintenance well screened gardens with herringbone block paved area's across the front together with BBQ and an area of astro turf to the side. There is also CCTV.

Off street

4 Parking Spaces

The property is approached through tall electric gates with a herringbone block paved driveway providing off road parking . At one end there is a hand gate leading to a further herringbone block paved driveway which provides off road parking for another two cars, this area has external power points and external hot and cold taps.



ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HX1 2ER

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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MODERN METHOD OF AUCTION

The property is for sale by the modern method of auction. Should you view, offer or bid on the property your information will be shared with the auctioneer IAMSOLD Ltd. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. The additional time

allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make a payment of a non refundable reservation fee. This being 4.5% of the purchase price inc VAT subject to a minimum of £6,600 inc VAT. The reservation fee is paid in addition to the purchase price and will be considered as part of the

chargeable consideration for the property and the calculation for stamp duty liability.

Buyers will be required to go through identification process with IAMSOLD Ltd and provide proof on how the purchase will be funded. The property has a buyer information pack which is a collection of documents in relation to the property.

The documents may not tell you everything you need to know about the property, so you are required to do your own due diligence before bidding.

A sample copy of the reservation agreement and the terms/conditions are also contained within the pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by IAMSOLD Ltd



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