

bramleys



2 Woodside View
Greetland
Halifax
HX4 8BP

Offers Over £125,000

Professionalism with Independence



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Occupying a position from which views over the surrounding area can be enjoyed, this terraced cottage offers a huge amount of charm and character typical for a property of this type. Being beautifully presented with double glazing and central heating, this comfortable home displays a number of attractive features and provides deceptive accommodation with dining kitchen and well proportioned lounge to the ground floor, 2 double bedrooms and Victorian style 4 piece bathroom with roll top bath claw foot bath to the first floor and the additional surprising feature of a fabulous 'man cave' in the loft. Externally there are well presented gardens. The property's location makes it handy for access to the M62 motorway network plus all the amenities within West Vale including a variety of shops and restaurants.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a timber and part glazed exterior door into the lounge.

Lounge

5.03m x 3.58m (16'6" x 11'9")

A wonderfully cosy room typical of such cottage properties. The focal point of the room is the impressive polished cast iron fireplace incorporating a living flame coal effect gas fire and set within a limestone surround. There is a central heating radiator, beamed ceiling and a staircase with spindle balustrade rising to the first floor. The staircase is open beneath creating more space and note that the entrance area has a tiled floor. The window to the front elevation overlooks the gardens and far reaching views over the rooftops and beyond. A timber door with glazed and leaded insets then leads through to the dining kitchen.



Dining Kitchen

3.58m max x 2.08m max plus lobby 1.30m x 0.74m (11'9" max x 6'10" max plus lobby 4'3" x 2'5")

The kitchen has a very rustic feel with tiled flooring and is fitted with a range of pine fronted units and Armitage Shanks ceramic sink with Victorian style mixer tap over. There are laminated working surfaces and tiled surrounds, inset 5 burner gas hob with extractor over set into a canopy and oven beneath, built in fridge and freezer together with concealed space for a washing machine and condenser dryer. There is also a beamed ceiling, central heating radiator and an external door leading to the rear.



FIRST FLOOR:

Landing

Having doors accessing the bedroom accommodation and bathroom.

Bedroom 1

4.06m max x 3.58m max (13'4" max x 11'9" max)

This is a very well proportioned room with a central heating radiator and exposed beam. Positioned to the front of the property there is a window with window seat which once again takes in the fantastic views over the rooftops and across the surrounding area. This room also has a walk in wardrobe/store with hanging rail and light.



Bedroom 2

3.66m x 2.51m (12'0" x 8'3")

This second bedroom of double proportions is positioned to the rear and has a central heating radiator. There is also access via a pull down ladder to the loft where the present owners have created an enviable 'man cave'.



Bathroom

Furnished with a Victorian style 4 piece suite comprising roll top claw foot bath, pedestal wash hand basin, shower cubicle and high flush wc. There is complementary tiled flooring, a combination of tiling and timber panelling to the walls, inset ceiling spotlights, beamed ceiling and heated towel rail incorporating a radiator.



Man Cave

4.45m max x 3.00m max +recessed store area (14'7" max x 9'10" max + recessed store area)

The ceiling is part timber panelled and further storage has been retained in the ceiling above and under the eaves.



OUTSIDE:

To the front of the property there are well presented gardens comprising of lawn with raised flower bed borders and decked patio area with integrated lighting and wood store, ideal for use with a chiminea. There is a yard to the rear where the bins are stored and where the present

owner has created raised herb beds with storage beneath.



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 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

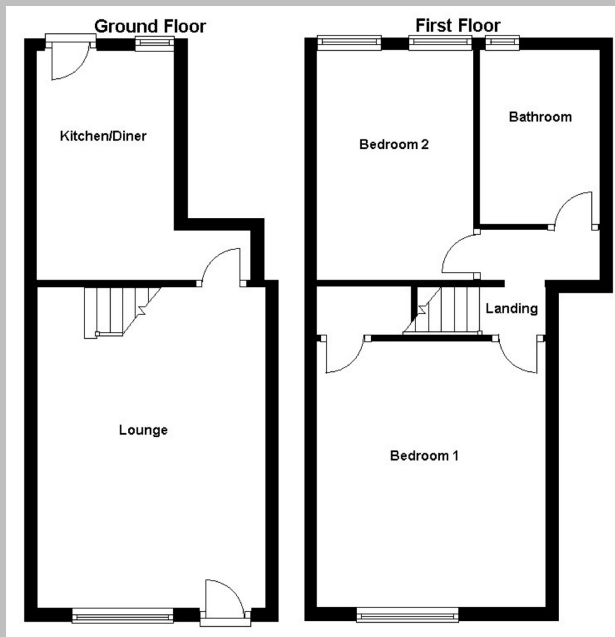
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 our Elland office travelling up Victoria Road and bearing left on the bend into the continuation of Victoria Road. After passing Brookbanks High School turn right onto Hammerstones Road and take the first left on the bend down Hullen Edge Lane. At the end of the road turn right onto Green Lane and take the right hand turning onto Featherbed Close. Continue straight ahead as the road becomes Work House Lane. Woodside View can then be found elevated on the right hand side.



Energy Performance Certificate



2, Woodside View, Greetland, HALIFAX, HX4 8BP

Dwelling type: Mid-terrace house Reference number: 8316-7129-4410-4271-5926
 Date of assessment: 29 January 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 29 January 2016 Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

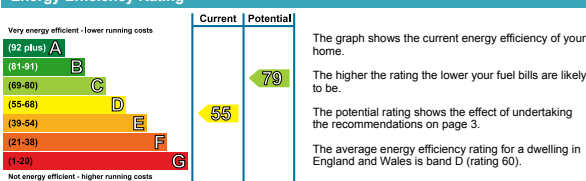
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,135 |
| Over 3 years you could save | £ 879 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 270 over 3 years | £ 135 over 3 years | |
| Heating | £ 2,529 over 3 years | £ 1,971 over 3 years | |
| Hot Water | £ 336 over 3 years | £ 150 over 3 years | |
| Totals | £ 3,135 | £ 2,256 | You could save £ 879 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 288 | ✓ |
| 2 Low energy lighting for all fixed outlets | £35 | £ 111 | ✓ |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 117 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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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