

bramleys



8 Savile Glen
Off Love Lane
Halifax
HX1 2BH

Offers Over £180,000

Professionalism with Independence



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This semi-detached family home occupies a very pleasant corner plot at the head of a small cul-de-sac within this highly regarded residential locality. With gardens to 3 sides plus driveway providing ample off-road parking, it offers 3 bedroomed accommodation with all bedrooms having built-in furniture and in addition there is a useful floored loft area. The ground floor provides 2 well proportioned reception rooms plus kitchen with integrated appliances and there is also a basement utility room. Having uPVC double glazing, gas fired central heating and alarm system, the property is very handily placed for access to Halifax town centre and its extensive range of amenities.

The accommodation briefly comprises:-

GROUND FLOOR:

Having an arched door into the:-

Entrance Hall

Having a central heating radiator, dado rail and coving and there is also a side entrance door.

Lounge

4.14m max. x 3.89m max. including bay (13'7" max. x 12'9" max. including bay)

Having a semi-circular bay window to the front with stained glass top lights. There is a living flame coal effect gas fire set within in a timber surround, built-in shelving to each side of the chimney breast creating TV/display plinths, 3 wall light points, central heating radiator and ceiling coving.



Dining Room

3.89m max. x 3.61m max. (12'9" max. x 11'10" max.)

This second good sized reception room also has a bay window overlooking the rear gardens. Central heating radiator, 2 wall light points, ceiling coving and picture rail.



Kitchen

2.34m x 1.98m (7'8" x 6'6")

Having a single drainer sink unit with mixer tap, a range of matching wall and base units with corning, plate rack and corner shelving. The units incorporate down-lighting and internal lighting to the glazed display cabinet. There are laminated working surfaces and tiled surrounds, inset four burner gas hob with extractor over, over and grill beneath and built-in fridge. There is a central heating radiator and ceiling coving.



LOWER GROUND FLOOR:

Basement

Utility Cellar

A very useful room with sink unit, plumbing for washing machine, wall mounted central heating boiler and central heating radiator.

FIRST FLOOR:

Landing

Having a stained glass window, ceiling coving, wall light point and pull down ladder giving access to a floored loft with light.

Bedroom 1

4.11m max. x 3.05m max. (incl bay, excl robes (13'6" max. x 10'0" max. (incl bay, excl robes)

Having a semi-circular bay window to the front with stained glass top lights. There are built-in wardrobes and cupboards across one wall providing hanging and shelving space, laminate flooring, central heating radiator, inset ceiling spotlights and ceiling coving.



Bedroom 2

3.91m max. x 2.97m max incl bay, excl robes (12'10" max. x 9'9" max incl bay, excl robes)

Having a bank of built-in wardrobes to one wall one again providing ample hanging and shelving space. There is laminate flooring and a central heating radiator.



Bedroom 3

2.62m max. x 2.08m max. (8'7" max. x 6'10" max.)

Having built-in double wardrobe over the bulk-head and central heating radiator. Window with stained glass top lights.

Bathroom

Being furnished with a 4 piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low flush WC and shower cubicle. There is a central heating radiator, tiled surrounds, inset ceiling spotlights and coving.



OUTSIDE:

To the front of the property there is a lawned garden area with flower beds. A Block-paved driveway provides off-road parking for a number of vehicles and there are then further mature and well stocked lawn and flower bed gardens to the side and rear with external water tap, lighting and timber garden shed.



COUNCIL TAX BAND:

C

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.

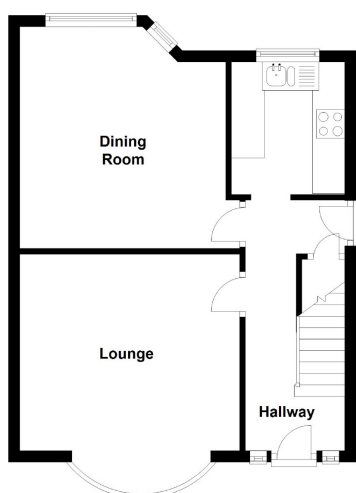
ON-LINE CONVEYANCING SERVICES:

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.

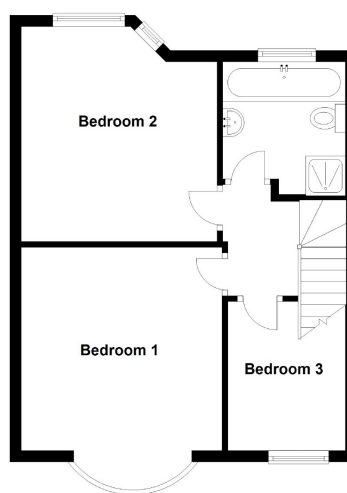
DIRECTIONS:

Leave Halifax via Harrison Road and proceed to the very end, here turn right up Savile Road and just after passing Savile Lea turn left onto Love Lane, proceed down the hill and Savile Glen can be found as the first cul-de-sac on the left.

Ground Floor



First Floor



Energy Performance Certificate



8, Savile Glen, HALIFAX, HX1 2BH

Dwelling type: Semi-detached house

Date of assessment: 26 February 2014

Date of certificate: 27 February 2014

Reference number: 0923-2806-7022-9324-5071

Type of assessment: RdSAP, existing dwelling

Total floor area: 94 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: £ 2,952

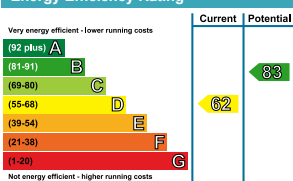
Over 3 years you could save: £ 927

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 165 over 3 years	
Heating	£ 2,418 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
Totals	£ 2,952	£ 2,025	You could save £ 927 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 Cavity wall insulation	£500 - £1,500	£ 603	✓
2 Floor Insulation	£800 - £1,200	£ 180	✓
3 Low energy lighting for all fixed outlets	£25	£ 58	✓

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:

- 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.
- 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 in situ 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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