

# bramleys

# For Sale

**15 BELMONT STREET  
SOWERBY BRIDGE  
HX6 2DB**

**RESIDENTIAL SALES**

**£125,000**



- **STONE BUILT MID TERRACED PROPERTY**
- **WELL PRESENTED THROUGHOUT**
- **ACCOMMODATION OVER 3 FLOORS**
- **MODERN FITTED KITCHEN AND BATHROOM**
- **LOW MAINTENANCE GARDENS FRONT AND REAR**
- **AMENITIES NEARBY IN SOWERBY BRIDGE VILLAGE**



**\*\*CONTRACTS READY\*\*** Being offered for sale no upward chain is this beautifully presented 2 double bedroom stone built mid terraced property. Having modern fixtures and fittings, it provides accommodation ideally suited to the professional couple, first time buyer or investor buyer alike.

Occupying a pleasant position in the sought after area of Sowerby Bridge, where an array of amenities including shops, bars and restaurants can be found, together with well regarded local schooling. The property is ready for immediate occupation and has accommodation comprising in brief:- lounge, kitchen, first floor landing, bathroom, bedroom and second floor bedroom. Energy Rating: E

### The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property through a uPVC external door with glazed panels into:-

#### Lounge

4.37m x 4.06m (14'4" x 13'4")



This well proportioned reception room has a living flame gas fire with decorative surround, uPVC double glazed window, a central heating radiator, part wood effect laminate flooring, fitted cupboards to the alcove and 2 wall mounted light points.



#### Kitchen

4.11m max. x 2.08m (13'6" max. x 6'10")

Being fitted with a range of modern high gloss wall and base units with working surface over, stainless steel sink with side drainer and mixer tap, gas cooker point with overhead extractor, integrated dishwasher, space and plumbing for an automatic washing machine and fridge freezer. There is wood effect laminate flooring, 2 uPVC double glazed windows, wall mounted combination boiler housed within a kitchen unit and a uPVC external door giving access to the rear garden.



#### FIRST FLOOR:

#### Landing

Having a uPVC double glazed window.

#### Bedroom 1

4.17m x 3.56m (13'8" x 11'8")

This well proportioned room has a uPVC double glazed window, central heating radiator and a feature cast iron fireplace.



### **Bathroom**

Furnished with a modern 3 piece white suite incorporating low flush WC, pedestal wash hand basin with mixer tap, L-shaped panelled bath with mixer tap and thermostatic mixer shower over, rain water shower head and additional hose attachment. There are part tiled walls, a fully tiled floor, chrome ladder style heated towel rail, uPVC double glazed window and LED downlights.



### **SECOND FLOOR:**

#### **Bedroom 2**

4.11m x 3.20m (13'6" x 10'6")

Having 2 Velux windows with integrated electric blinds, ceiling spotlights, central heating radiator and under eaves storage.



### **OUTSIDE:**

To the front of the property there is a low maintenance garden area with blue slate chippings and stone flags. To the rear there is a recently laid low maintenance paved garden which is enclosed by timber fencing and stone walling.



### **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:**

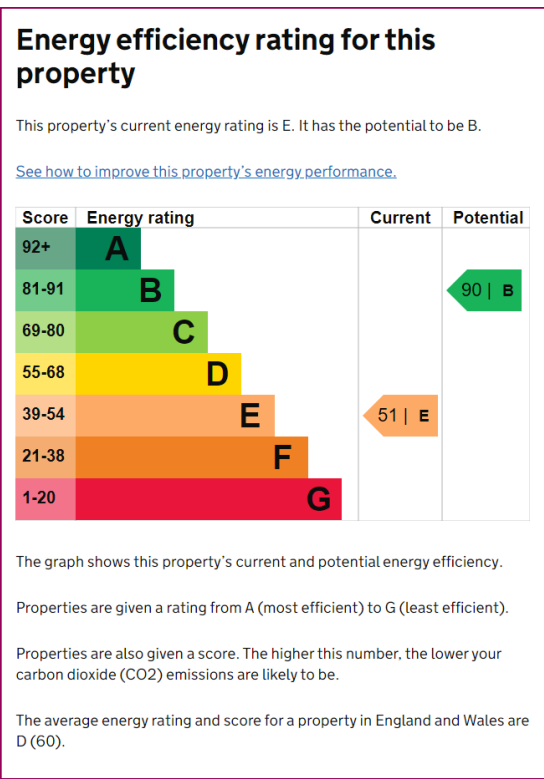
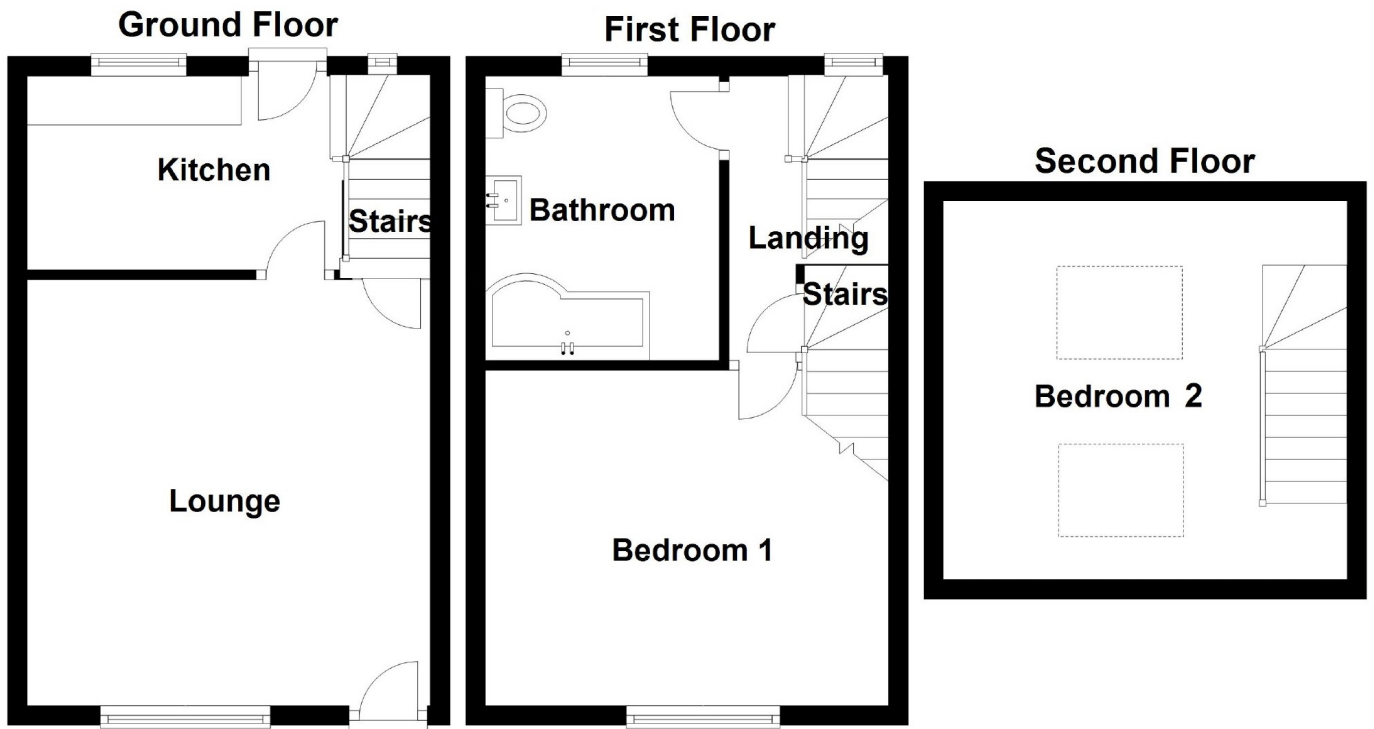
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 the centre of Sowerby Bridge on Gratrix Lane and at the junction with Park Road take a right hand turning, third right into Exeter Street which then becomes Belmont Street. The property will then be found on the right hand side identified by a Bramleys for sale board.



# bramleys.com

## 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

14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,  
27 Horton Street, Halifax HX1 1QE  
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU  
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF  
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk