

bramleys

For Sale

**40 ASHFIELD ROAD
GREETLAND
HX4 8HY**

RESIDENTIAL SALES

£160,000



- **2 BEDROOM SEMI DETACHED BUNGALOW**
- **GARDENS TO THE FRONT AND REAR**
- **DRIVEWAY AND GARAGE PROVIDE OFF ROAD PARKING**
- **HIGHLY SOUGHT AFTER SEMI RURAL LOCATION**
- **AMENITIES NEARBY IN ELLAND AND HALIFAX**
- **ACCESS TO THE M62 MOTORWAY NETWORK**



This 2 bedroom semi detached true bungalow is situated in the highly desirable semi rural village of Greetland. Located approximately 2 miles from the centres of Halifax and Elland, the property is handily located for access to both J.22 and J.24 of the M62 motorway network. The property would make an ideal purchase for those looking towards retirement, with gardens to both front and rear, side driveway and detached single garage. However it does require some modernisation and improvement works which have been reflected within the asking price. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

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

Entrance Hall

Having a central heating radiator.

Lounge

5.05m x 3.35m (16'7" x 11'0")

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and fitted gas fire.



Kitchen

2.29m x 2.51m (7'6" x 8'3")

Having a range of matching wall and base units with laminated working surface and part tiled walls. There is an inset 1½ bowl Asterite sink unit with side drainer and mixer tap, uPVC double glazed window and side access door.



Bedroom 1

3.35m x 3.23m max. (11'0" x 10'7" max.)

Having fitted wardrobes with cupboards above, built-in dressing table, central heating radiator and a uPVC double glazed window.



Bedroom 2

2.44m x 2.39m (8'0" x 7'10")

Having a central heating radiator, uPVC double glazed window and loft access.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and panelled bath with shower above. There is a uPVC double glazed window and a central heating radiator.

OUTSIDE:

To the front of the property there is a lawned garden with flowerbed borders and mature shrubs. A tarmac driveway leads down the side of the property to a detached single garage. The rear garden is lawned with mature shrub borders.



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.**

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:

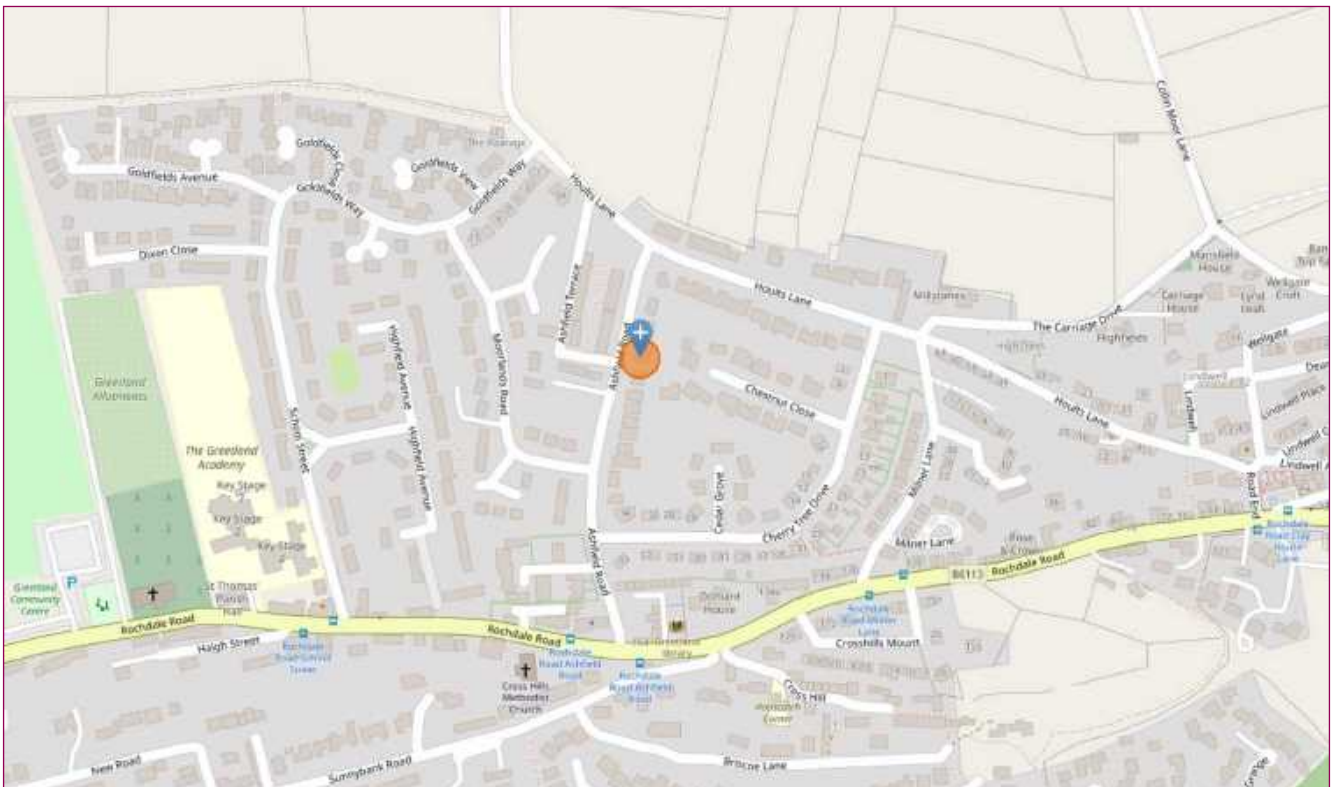
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill

ON-LINE CONVEYANCING SERVICES:

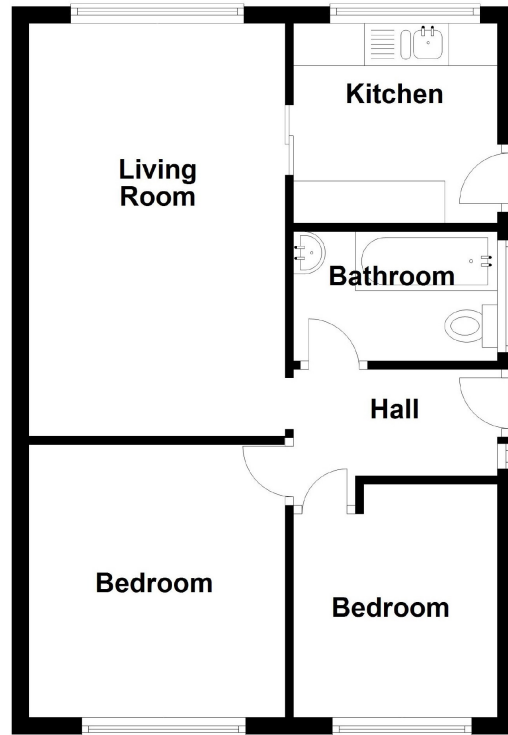
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave our Elland office via Victoria Road and bear right onto Jepson Lane. At the junction proceed onto Saddleworth Road and bear right onto Rochdale Road. At the traffic lights proceed straight ahead continuing up Rochdale Road for approximately ½ a mile. At the top of the hill bear right onto Ashfield Road and the property will be found after a short distance on the right hand side clearly identified by our Bramleys for sale board.



Ground Floor



Energy efficiency rating for this property

This property's current energy rating is D. 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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	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 this number, the lower your carbon dioxide (CO₂) emissions 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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