

bramleys



10 Bradley View
Holywell Green
HX4 9DN

75% Shared Ownership £115,000

Professionalism with Independence



12 Victoria Road, Elland, HX5 0PU
t: 01422 374811

Offered on a 75% shared ownership basis and exclusively to the over 55's is this well proportioned 2 bedroomed semi detached bungalow. Occupying a generous corner plot with a good degree of privacy and tucked away from the main Bradley View. Being sold with vacant possession the property would make an ideal purchase for those looking for retirement or mobility purposes. Having a gas fired central heating and uPVC double glazing the property is located upon this popular residential development in the heart of Holywell Green offering convenient access to local amenities and public transport links. Having accommodation briefly comprising: side entrance hall, lounge/dining room, kitchen, 2 bedrooms and bathroom. Externally the property has gardens to front, side and rear together with an off road parking. An early inspection is strongly encouraged.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hallway

Enter the property to the side via an external door with inset glazed panels into the entrance hallway. Having a central heating radiator, loft access point, 2 useful storage cupboards.

Kitchen

2.16m x 2.69m plus entrance (7'1" x 8'10" plus entrance)

The kitchen is fitted with a range of matching wall and base units with complementary working surfaces over, inset into which is a stainless steel sink unit with side drainer. There is space and plumbing for an automatic washing machine, gas cooker point and space for a fridge/freezer. There is part tiling to the walls, a wall mounted central heating boiler, central heating radiator and a uPVC window to the front elevation.



Lounge

5.99m max x 3.84m (19'8" max x 12'7")

A generously proportioned reception room which has ample space for a dining table and has uPVC French doors which access the front garden. There is a fireplace and a central heating radiator.



Bedroom 1

2.79m x 3.56m (9'2" x 11'8")

Being a good sized double bedroom positioned to the rear of the property enjoying an aspect onto the private rear garden. Having a central heating radiator and a uPVC double glazed window to the rear.



Bedroom 2

2.36m x 3.20m (7'9" x 10'6")

Another good sized bedroom once again being positioned to the rear of the property and having an outlook over the rear garden. Also having a central heating radiator and a uPVC double glazed window.



Bathroom

Furnished with a 3 piece coloured suite comprising low flush WC, hand wash basin with tiled splash back and panelled bath with electric shower over. Having part tiling to the walls, a uPVC double glazed window and a central heating radiator.



OUTSIDE:

The property enjoys a good sized corner plot which is in a particularly private position away from the main Bradley View. There is a tarmac drive allowing for off road parking and there are garden areas to the front, side and rear of the property.



COUNCIL TAX BAND:

B

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:

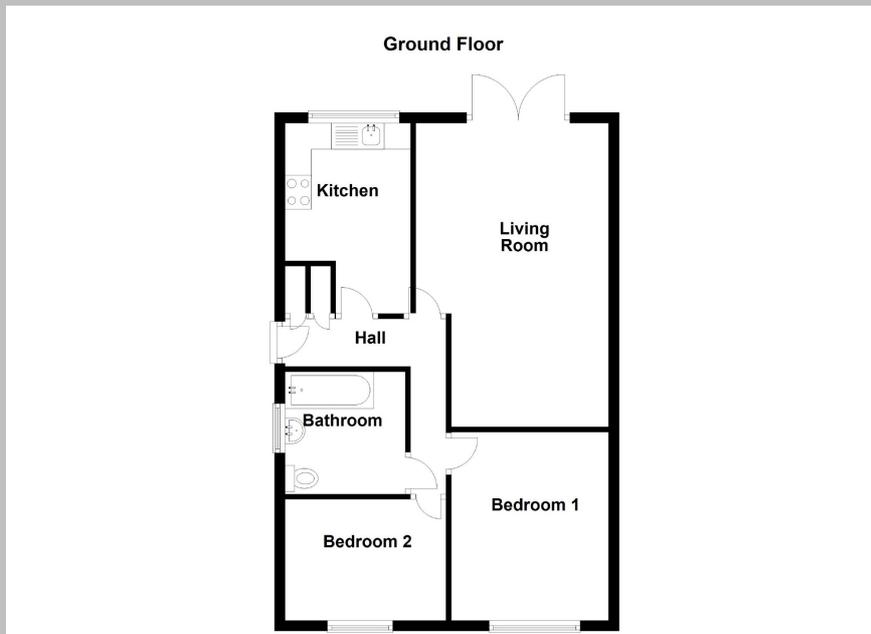
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 via Victoria Road, bear left at the bend and continue along Victoria Road passing Brooksbank High School. Continue along this road passing the Rock Inn where the road becomes Station Road. At the junction bear left onto Stainland Road and shortly after Bradley View can be found on the right hand side. The subject property can be identified by the Bramleys for sale board on the right hand side.



Energy Performance Certificate



10, Bradley View, Holywell Green, HALIFAX, HX4 9DN

Dwelling type: Semi-detached bungalow **Reference number:** 0812-2800-7094-9491-5361
Date of assessment: 10 January 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 January 2019 **Total floor area:** 58 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

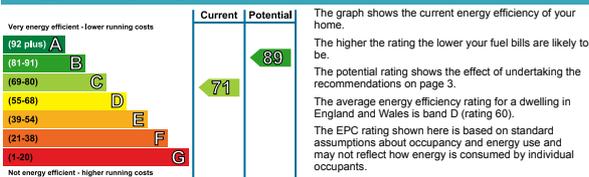
Estimated energy costs of dwelling for 3 years:	£ 1,680
Over 3 years you could save	£ 303

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 135 over 3 years	
Heating	£ 1,221 over 3 years	£ 1,092 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
Totals	£ 1,680	£ 1,377	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 141
2 Low energy lighting for all fixed outlets	£25	£ 84
3 Solar water heating	£4,000 - £6,000	£ 75

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

