



33 Ramsden Street, Wheatley, Halifax, HX3 5JB

£120,000

- ONE BEDROOM SEMI DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS
- GOOD-SIZED ENCLOSED REAR GARDEN
- POTENTIAL TO MODERNISE & UPDATE
- EARLY VIEWING IS ADVISED
- CHARACTER FEATURES
- OPEN OUTLOOK TO THE FRONT
- GAS CENTRAL HEATING
- GOOD DEGREE OF PRIVACY
- BE QUICK WITH THIS ONE!

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**** ONE BEDROOM SEMI DETACHED BUNGALOW ** ELEVATED POSITION ** SOME UPDATING REQUIRED ** ENCLOSED REAR GARDEN **** Bronte Estates are pleased to list for sale this interesting, characterful bungalow in the Wheatley are of Halifax. Although some modernisation is required, the property is deceptively spacious and comes with good outdoor space, plus a good degree of privacy and distant open views to the front. Early viewing is advised. Contact Bronte Estates for a viewing on .



Council Tax Band:



Vestibule

Front door and a door into the lounge.

Lounge

16'8" x 13'1"

Windows to the front and rear elevations, tiled floor, doors off to all rooms, central heating radiator and a cast iron stove. Access to the loft space.

Kitchen

14'10" x 6'5"

Fitted with a range of base and wall units, integrated gas hob, electric oven and extractor over. Plumbing for a washing machine, boiler cupboard, stainless steel sink and drainer plus windows to the front and side elevations. Door to the rear garden.

Bedroom One

13'2" x 12'7"

Windows to the side and rear elevations, original fire place, tiled floor and a central heating radiator.

Bathroom

13'5" x 5'2"

Panelled bath with electric shower over, pedestal washbasin and a low flush WC. Windows to the side and rear elevations and a central heating radiator.

External

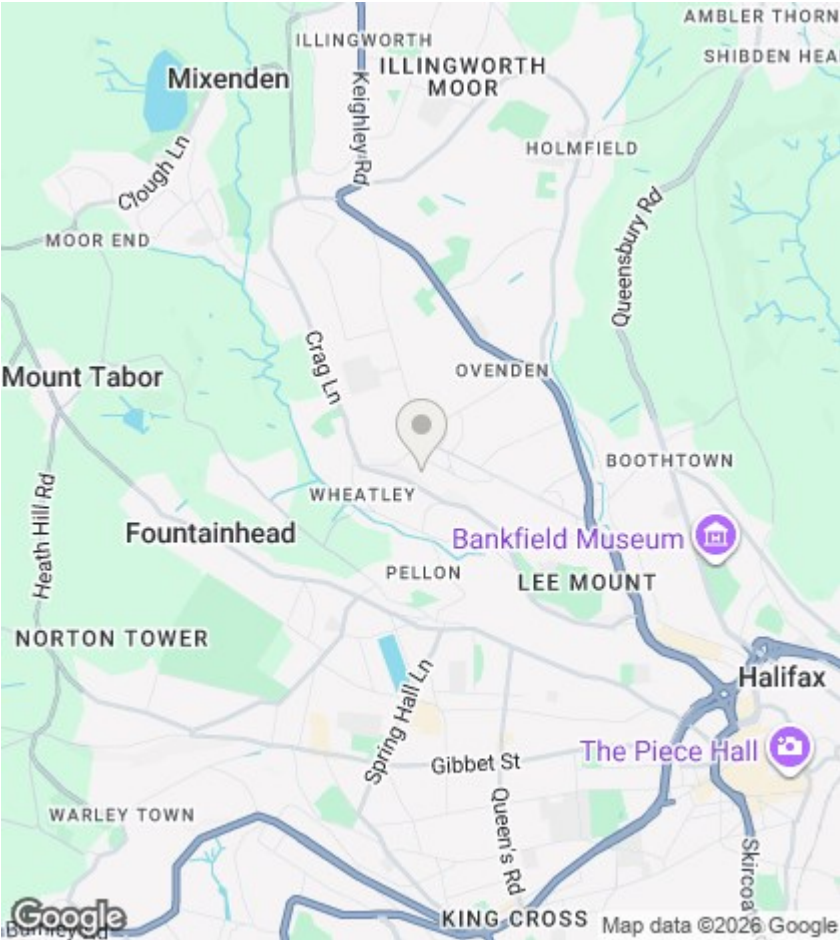
Patio area to the front with wrought iron fencing and gate. Gates to the side leading to the rear. The private rear garden is mainly laid to lawn with a patio area, three outdoor dog kennels and mature shrubs & trees.

Please Note

This property is subject to Probate being finalised.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC