



12 Hoult's Lane, Halifax, HX4 8HN

**Offers In The Region Of £268,000**

Offered FOR SALE is this FOUR bedroom semi-detached property tucked away in the sought after location of Greetland. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge and dining kitchen. To the lower ground floor is a utility and integral garage. To the first floor; landing, three bedrooms, main with en-suite shower room, and bathroom. To the second floor; attic bedroom. Off road parking, balcony and garden. The property benefits from majority Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway



Obscure single glazed wooden door to front, alarm control panel, two radiators and laminate floor. Staircase access to first floor and doors to staircase access to lower ground floor, lounge, kitchen and cloaks/w.c.;

### Cloaks/w.c. 2'9" x 5'2" (0.85 x 1.6)



Two piece suite comprising low flush w.c. and sink with tiled splashback. Laminate floor, fusebox, extractor fan and 'Worcester' combi boiler. Upvc obscure double glazed window to side.

### Lounge 11'5" max x 17'0" max (3.5 max x 5.2 max)



Coving to ceiling, radiator, gas fire with marble effect base and surround and decorative wooden fireplace. T.v. point, mobile room stat, Upvc double glazed window and Upvc double glazed French doors to rear. Archway to dining kitchen;

## Dining Kitchen 10'5" x 15'8" (3.2 x 4.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Breakfast bar, display units, integrated fridge and dishwasher. Electric oven and grill and electric hob with extractor hood above, stainless steel one and a half sink and drainer. Laminate floor, radiator, t.v. point and Upvc double glazed window to front. Telephone point and spotlights.

## Lower Ground Floor

### Utility 5'8" x 6'2" (1.75 x 1.9)

Radiator, laminate worktop, plumbing for washing machine and built in shelving. Door to integral garage;

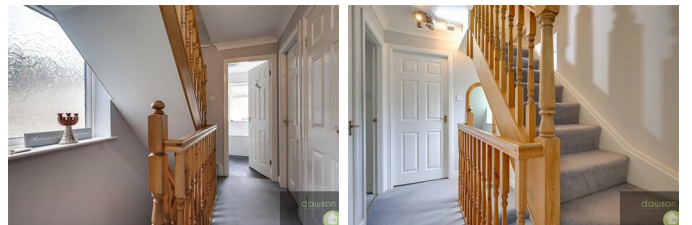
### Integral Garage 17'0" max x 28'2" max (5.2 max x 8.6 max)



Remote controlled electric up and over door, radiator, power and light. Understairs storage and wooden door to rear.

## First Floor

### Landing



Upvc obscure double glazed window to side, coving to ceiling, storage cupboard and radiator. Staircase access to second floor and doors to bathroom and bedrooms;

**Bedroom One 10'7" ma x 13'5" max (3.25 ma x 4.1 max)**



Double bedroom with radiator, coving to ceiling, Upvc double glazed window to rear and built in wardrobes. Door to en-suite shower room;

**En-suite Shower Room 4'3" max x 8'4" max (1.3 max x 2.55 max)**



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with folding glass shower screen and 'mira' shower. Radiator, tiled floor, tiled walls, extractor fan and electric shaver point.

**Bedroom Two 10'5" x 10'11" (3.2 x 3.35)**



Double bedroom with radiator, coving to ceiling, built in wardrobes and built in cupboard and shelf. Upvc double glazed window to front.

**Bedroom Three 7'0" x 9'10" (2.15 x 3)**



Single bedroom with radiator and Upvc double glazed window to rear.

**Bathroom 6'0" x 7'0" (1.85 x 2.15)**



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Upvc double glazed window to front, tiled floor and tiled walls. Radiator, extractor fan and electric shaver point.

**Second Floor**

**Attic Bedroom Four 13'5" max x 17'0" max (4.1 max x 5.2 max)**



Double bedroom with radiator, two wooden double glazed velux windows and loft hatch. Undereaves storage and overstairs storage.

## External



To the front is off road parking for two cars and external light. Lawn to side with bushes and shrubbery. Gas and electric meter and outside socket. To the rear is a driveway with off road parking for two cars, outside tap, two security lights and two external lights. Balcony.

## Parking

Off road parking to the front and rear.

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

C

## Council Tax Band

C

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

## Boundaries & Ownerships

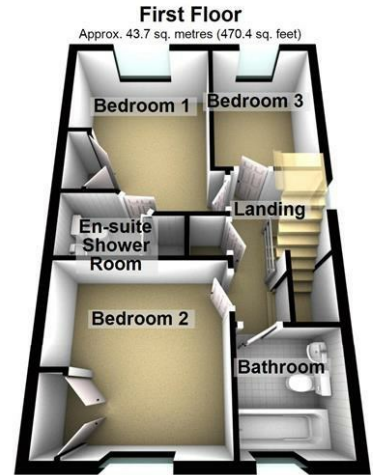
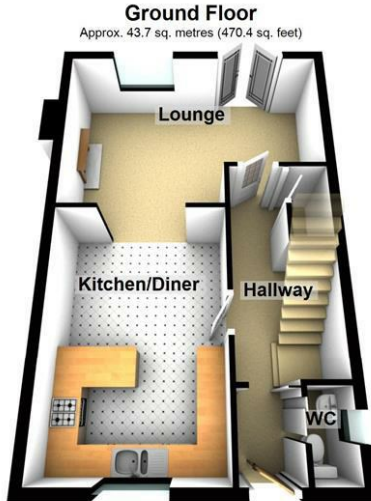
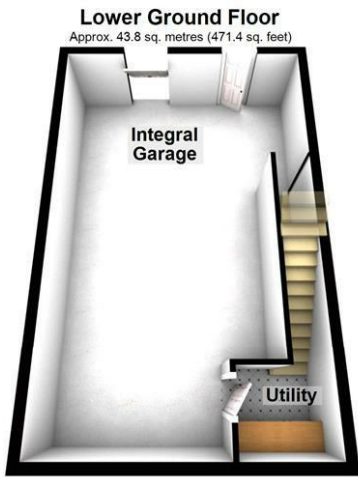
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



# Floor Plan

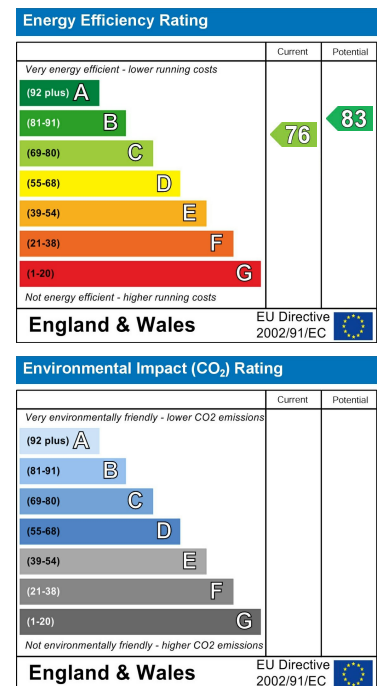


Total area: approx. 152.5 sq. metres (1641.7 sq. feet)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.