



262 Oldham Road, Rishworth, HX6 4QB

£250,000

Offered FOR SALE is this beautifully presented THREE bedroom stone built end terrace in the highly sought after area of Rishworth. Accommodation comprises; Entrance lobby, lounge, dining kitchen and cellar which could be converted. To the first floor; landing, two double bedrooms and bathroom. To the second floor; double bedroom and en-suite w.c. Gardens front and rear and on street parking. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby



Composite obscure double glazed door and panel above to front, radiator and laminate floor. Staircase access to first floor and door to lounge;

Lounge 11'6" x 12'6" (3.52 x 3.82)



Radiator, Uprvc double glazed window to front, telephone point and cornice to ceiling. Door to dining kitchen;

Dining Kitchen 11'10" x 14'2" (3.63 x 4.34)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Wine cooler, one and a half stainless steel sink and drainer, fridge/freezer and dishwasher. 'Belling' range gas oven and hob, extractor fan and 'Glow worm' condensing combi boiler. Laminate floor, radiator and spotlights. Uprvc double glazed door and panel above and Uprvc double glazed window to rear.

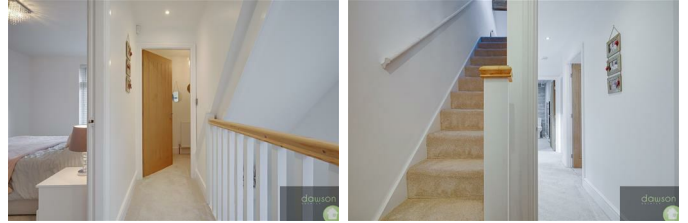
Lower Ground Floor

Cellar

Housing the fusebox, gas, electric and water meter. Stop tap, sink and Uprvc obscure double glazed window to front. Power and light.

First Floor

Landing



Radiator, spotlights and Uprvc double glazed window to side. Doors to staircase access to second floor and doors to bathroom and bedrooms;

Bedroom Two 8'7" x 12'6" (2.63 x 3.83)



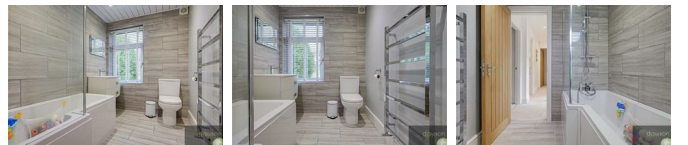
Double bedroom with radiator and Uprvc double glazed window to front.

Bedroom Three 8'3" x 12'2" (2.54 x 3.73)



Double bedroom with radiator, coving to ceiling and Uprvc double glazed window to rear.

Bathroom 6'1" x 8'7" (1.86 x 2.62)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap, 'p' shaped bath with mains waterfall shower, mixer shower and waterfall tap. Glass shower screen. Tiled floor, fully tiled walls, Uprvc ceiling and spotlights. Extractor fan, underfloor heating, chrome heated towel radiator and Uprvc double glazed window to rear.

Second Floor

Attic Bedroom One 14'3" max x 21'11" max (4.35 max x 6.7 max)



Double bedroom with exposed beams, radiator and under eaves storage. Built in wardrobes with hanging rails and double glazed velux window.

En-suite w.c. 2'9" x 4'3" (0.84 x 1.3)



Two piece suite comprising low flush w.c. and floating sink with tiled splashback. Tiled floor, radiator and wall light. Extractor fan and exposed beam.

External



To the front is a slate garden. Sensor light. Three sensor lights to the side. Enclosed patio garden to rear. Sensor light

Parking

On street parking

Tenure

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

Water

Water meter

Energy Rating

E

Council Tax Band

B

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.

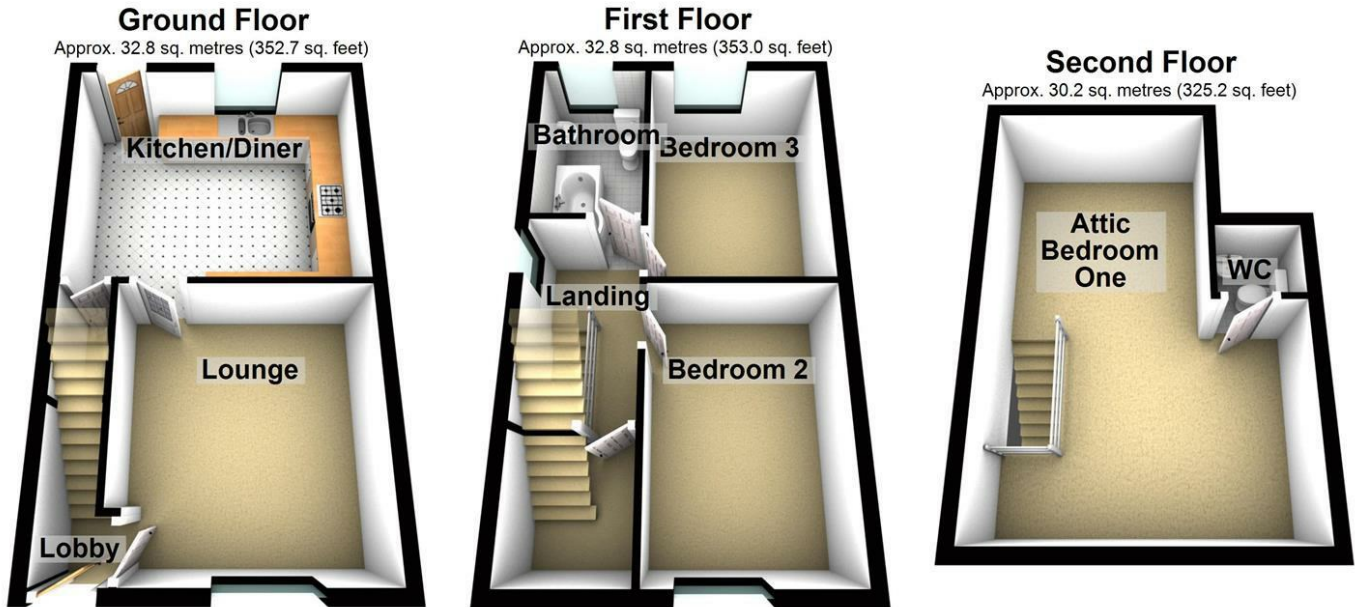
Boundaries & Ownerships

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

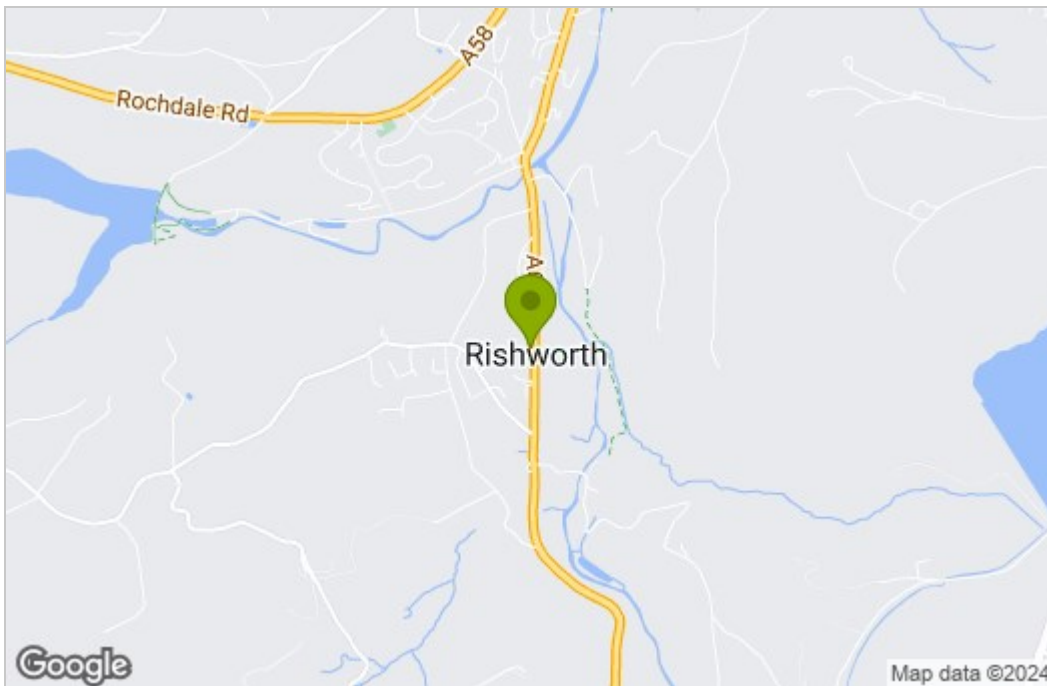
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Floor Plan

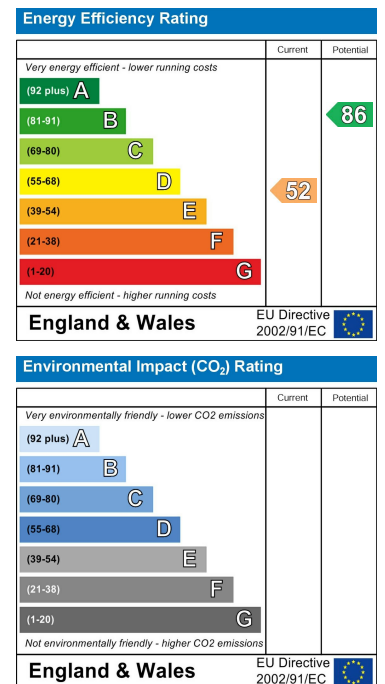


Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

Area Map



Energy Efficiency Graph



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