

1 Admiral Way, Halifax, HX2 0SW

£295,000

Offered FOR SALE is this THREE bedroom end town house in this popular part of Halifax. Accommodation comprises; Entrance hallway, integral garage, occasional room used as a study and occasional room used as a double bedroom. To the first floor; landing, shower room, lounge and dining kitchen. To the second floor; landing, three double bedrooms, main with en-suite shower room and bathroom. Off road parking to front and enclosed garden to rear. The property benefits from Upvc double glazing, gas central heating and mains wired smoke alarms. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



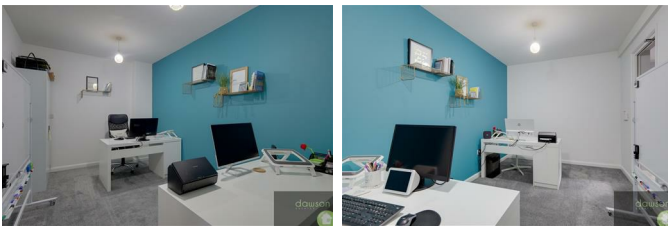
Composite obscure double glazed door to front. Radiator, fusebox and Upvc double glazed window to side. Rubber matting, alarm control panel and staircase access to first floor. Doors to occasional room and integral garage;

Store Room



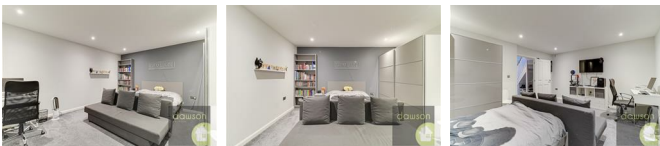
Roller shutter remote controlled door, sensor light, tap and power.

Study



Alarm control panel

Occasional Room 13'1" max x 16'2" max (4 max x 4.95 max)



Used as a double bedroom with extractor fan and spotlights.

First Floor

Landing



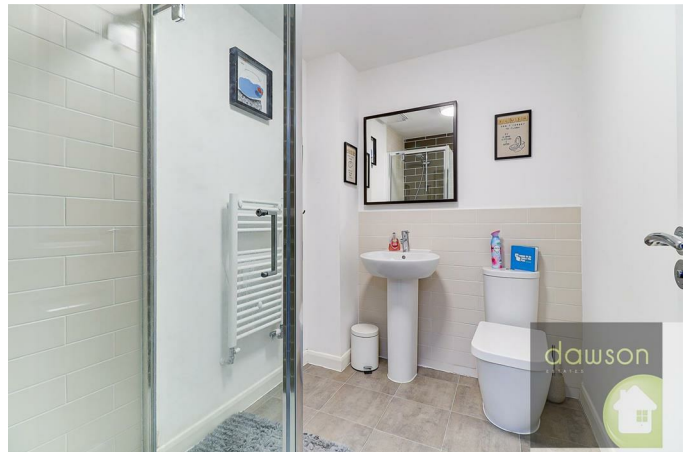
Radiator, Upvc double glazed window to side and doors to shower room, dining kitchen and lounge;

Lounge 13'1" x 16'4" (4 x 5)



Two radiators, t.v. point, telephone point and t.v. aerial lead. Upvc double glazed french doors and windows to rear.

Shower Room 5'8" x 7'6" (1.75 x 2.3)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Heated towel radiator, part tiled walls and extractor fan.

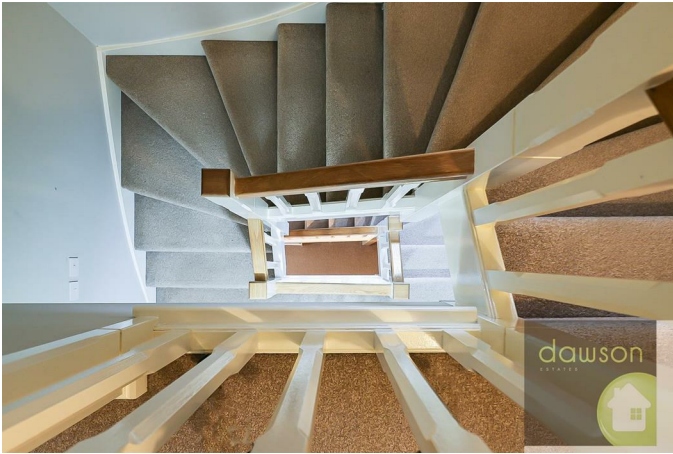
Dining Kitchen 13'5" max x 16'4" max (4.1 max x 5 max)



Having a range of wall and base units with laminate worktop and laminate and tiled splashbacks. Stainless steel sink and drainer with hose tap, 'Electrolux' electric double oven and grill. Six ring gas hob with extractor hood above, integrated fridge/freezer and washing machine. Two radiators, two Upvc double glazed windows to front and spotlights. Boiler.

Second Floor

Landing



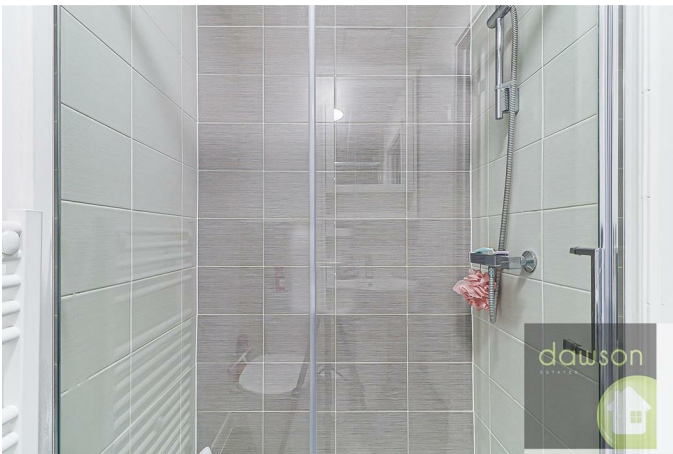
Radiator, loft hatch and Upvc double glazed window to side. Storage cupboard housing the hot water cylinder. Doors to bathroom and bedrooms;

Bedroom One 13'3" max x 16'4" max (4.05 max x 5 max)



Double bedroom with two radiators and two Upvc double glazed windows to rear. Fitted wardrobes and telephone point. Door to en-suite shower room;

En-suite Shower Room 6'6" x 7'2" (2 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Part tiled walls, extractor fan and heated towel radiator.

Bedroom Two 8'6" x 14'3" (2.6 x 4.35)



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

Bedroom Three 7'4" x 10'7" (2.25 x 3.25)



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

Bathroom 6'6" x 7'2" (2 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath. Part tiled walls, heated towel radiator and extractor fan.

External



To the front is an external light and tarmac and block paved driveway. To the side is a pebbled area, gas and electric meters and outside socket. To the rear is an enclosed patio and artificial lawn.

Parking

Off road parking for three cars

Tenure

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

Energy Rating

B

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.

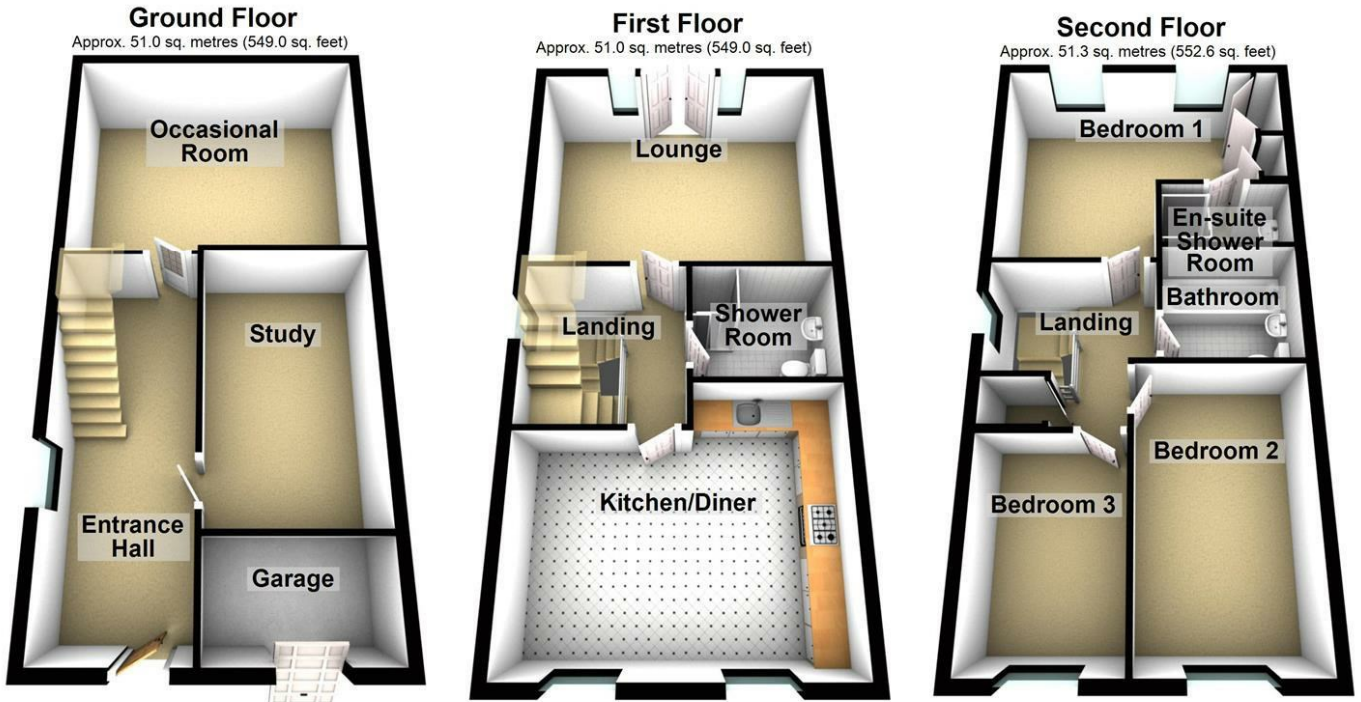
Boundaries & Ownerships

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

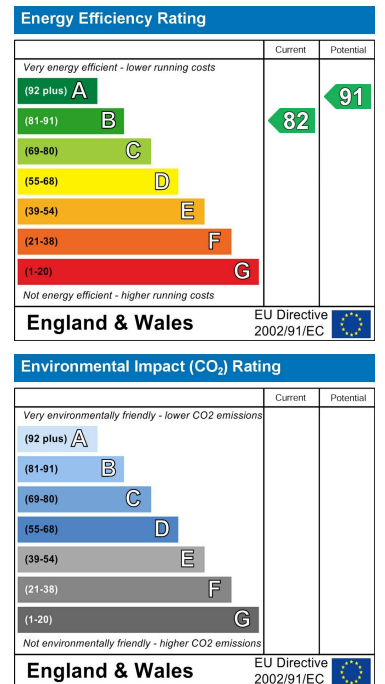


Total area: approx. 153.3 sq. metres (1650.5 sq. feet)

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.