



1-2 Greengate Head, Halifax, HX4 9LA

**£300,000**

Offered FOR SALE is this THREE bedroom cottage (that was once two dwellings) packed with character and located in the popular area of Sowood. Accommodation comprises; Lounge, dining kitchen and two vaulted cellars. To the first floor; landing, three bedrooms and modern bathroom. Garden to front and side. Parking rights to front. Driveway and garage to rear. Stunning views from the front. The property has the benefit of Upvc double glazing, smart meters, security alarm system (serviced every year) and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.



## Ground Floor

### Lounge 17'6" x 17'6" (5.35 x 5.35)



Two radiators, Upvc double glazed window to front and side and Upvc double glazed door to front. Exposed beams to ceiling, gas stove (serviced every year), stone fireplace and t.v. aerial lead. Wall lights, mobile room stat and wooden pillar. Door to dining kitchen and cellar one;

### Cellar One

Vaulted cellar

### Dining Kitchen 17'8" x 18'0" (5.4 x 5.5)



Having a range of wall and base units with tiled worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and space for American fridge/freezer. Winerack, fusebox and space for range oven with stone base, tiled base, wooden lintel and extractor fan above. Exposed beams to ceiling, 'Worcester' wall mounted condensing combi boiler (2019) serviced every year and hive controlled, t.v. point, telephone point. Desk and cupboard understairs, floor safe. Radiator, Upvc double glazed window and door to front. Door to cellar two;

### Cellar Two

Vaulted cellar with stop tap, water, power and light.

## First Floor

### Landing

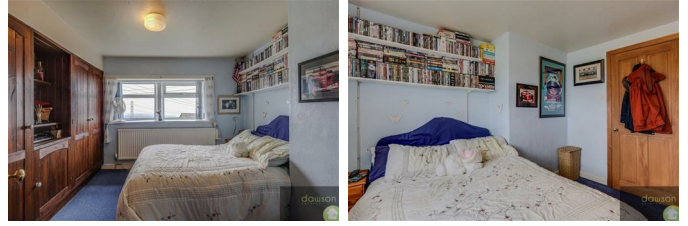
Radiator, loft hatch and part wood paneled walls. Overstairs storage cupboard, further storage cupboard, alarm control panel and Upvc obscure double glazed door to rear. Doors to bathroom and bedrooms;

### Bedroom One 11'5" x 14'5" (3.5 x 4.4)



Double bedroom with laminate floor, radiator and fitted wardrobes to one alcove. Upvc double glazed window affording the superb views.

### Bedroom Two 10'9" max x 11'1" max (3.3 max x 3.4 max)



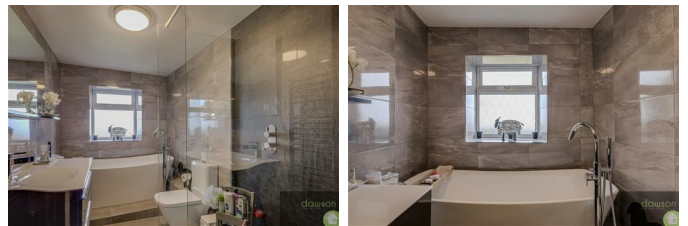
Double bedroom with radiator, fitted wardrobes, cupboards and shelving. Upvc double glazed window to front affording the superb views.

### Bedroom Three 9'2" max x 18'0" max (2.8 max x 5.5 max)



Single bedroom with radiator and Upvc double glazed window to side and front affording the superb views.

### Bathroom 5'10" x 10'5" (1.8 x 3.2)



Modern four piece suite (fitted five years ago) comprising low flush w.c. sink with vanity unit and light up mirror, freestanding bath with floor tap and double walk in shower cubicle with waterfall shower and mixer shower. Tiled floor, tiled walls and heated towel radiator. Extractor fan and Upvc obscure double glazed window to front.

## External



To the front is a lawn garden with bushes and shrubbery. Outside tap, security light and postbox. To the side is a lawn and shed. Gas meter. Gutters and drains replaced five years ago. The roof was turned in 1983.

### **Garage**

Pull out doors. Security light. Power and light.

### **Parking**

Parking rights for two cars at the front. Driveway and garage to rear.

### **Tenure**

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

### **Water**

Water rates

### **Energy Rating**

D

### **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.

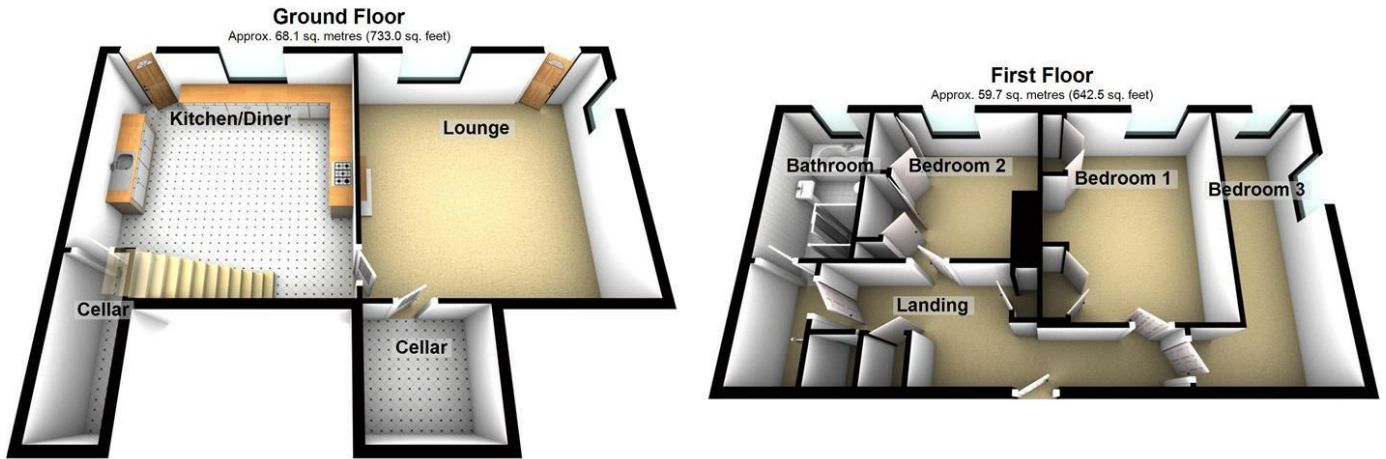
### **Boundaries & Ownerships**

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

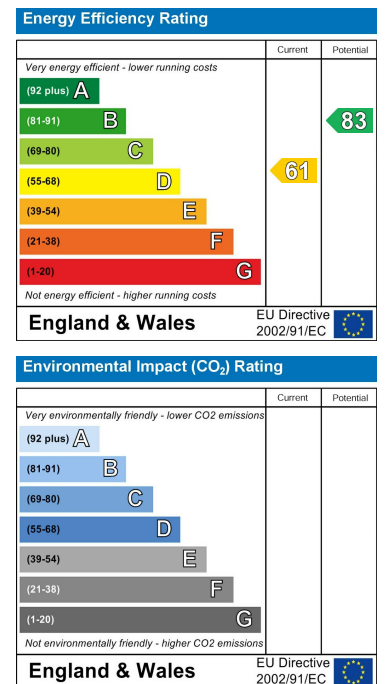


Total area: approx. 127.8 sq. metres (1375.4 sq. feet)

## 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.