



19 Burned Grove, Halifax, HX3 7PU

£200,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached TRUE bungalow situated on this cul-de-sac position in the popular area of Shelf. Accommodation comprises; Rear porch, lounge, kitchen, inner hallway, two double bedrooms and bathroom. Gardens front and rear. Driveway and garage to side. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Rear Porch 3'1" x 3'9" (0.95 x 1.15)

Upvc obscure double glazed door and Upvc double glazed window to rear. Storage cupboard housing the gas meter, electric meter and fusebox. Wall mounted 'Ideal' logic plus condensing combi boiler. Door to kitchen;

Kitchen 8'10" x 12'5" (2.7 x 3.8)



Having a range of wall and base units with tiled splashbacks and laminate worktop. Plumbing for washing machine, stainless steel sink and drainer, electric cooker point, space for dryer and fridge/freezer. Laminate floor, radiator, spotlights and telephone point. Upvc double glazed window to rear and side. Door to inner hallway;

Inner Hallway

Two loft hatches, one with a drop down ladder and doors to bathroom, bedrooms and lounge;

Lounge 12'5" x 12'7" (3.8 x 3.85)



Upvc double glazed window and Upvc double glazed sliding patio doors to front. Living flame gas fire with marble surround and stone fireplace, t.v. aerial lead and two telephone points. Network point and radiator.

Bedroom One 9'8" x 12'3" (2.95 x 3.75)



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

Bedroom Two 9'8" x 9'10" (2.95 x 3)



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

Bathroom 6'10" max x 8'0" max (2.1 max x 2.45 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over, folding glass shower screen and grab rail. Spotlights, Upvc obscure double glazed window to side, extractor fan and storage cupboard. Part tiled walls.

External



To the front is a patio and slate garden. To the rear is a patio garden with rockery having bushes and shrubbery. External light and security light.

Garage

Detached garage with up and over door and single glazed window to side.

Parking

Driveway provides off road parking

Tenure

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

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

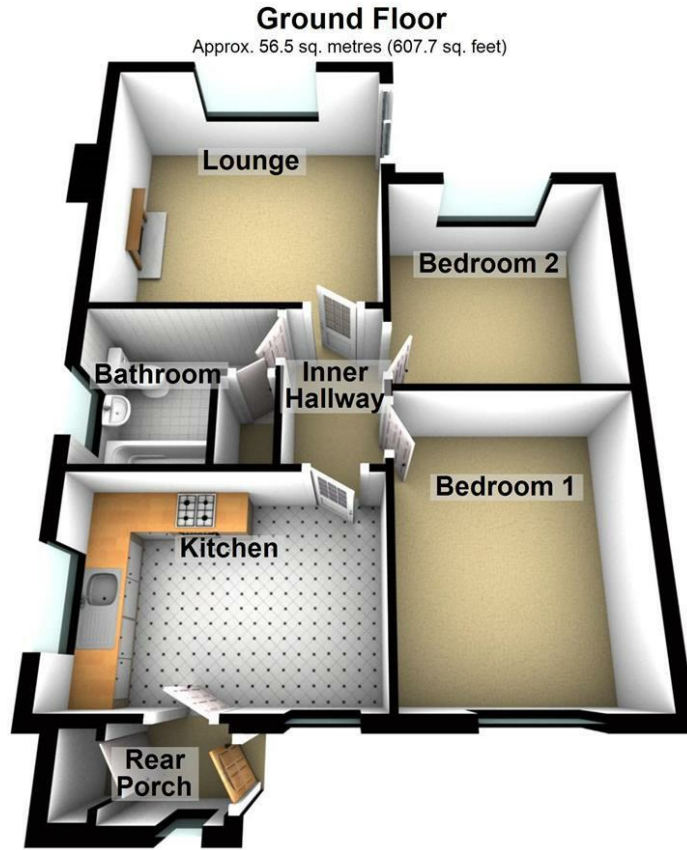
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage

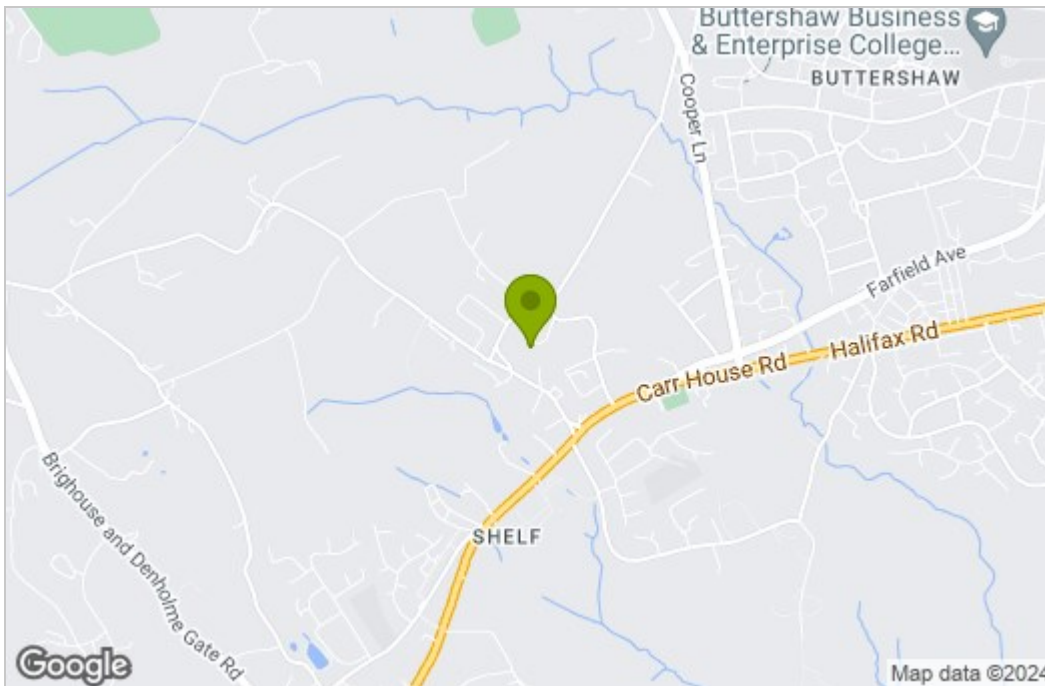
advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

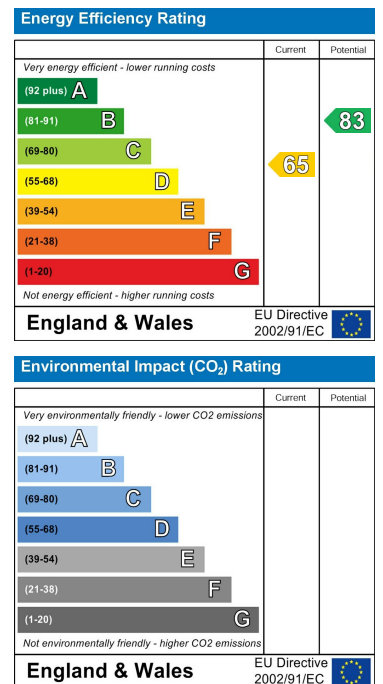


Total area: approx. 56.5 sq. metres (607.7 sq. feet)

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.