



23 Hoult's Lane, Halifax, HX4 8HW

£155,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built semi-detached property set into the hillside in the most sought after area of Greetland. Accommodation comprises; Lounge, kitchen and cellar. To the first floor; landing, two double bedrooms and bathroom. Garden to front and off road parking available over the road. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 15'1" x 17'0" (4.6 x 5.2)



Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Part tiled floor, staircase access to first floor with storage cupboard underneath. Radiator, two telephone points, t.v. aerial lead and mobile room stat. Storage cupboard housing the 'MAIN' combi boiler and shelving to one alcove. Feature stone fireplace, door to staircase access to lower ground floor and opening to kitchen;

Kitchen 5'2" x 17'0" (1.6 x 5.2)



Wooden floor, radiator and part wood paneled wall. Upvc double glazed window to side, extractor fan and fusebox. Wall and base units with laminate worktop, laminate and tiled splashback. Stainless steel one and half sink and drainer, gas cooker point with extractor hood above and plumbing for washing machine. Electric meter.

Lower Ground Floor

Cellar

Vaulted cellar with Upvc double glazed window to front and plumbing for washing machine. Stop tap.

First Floor

Landing



Loft hatch and wall light. Doors to bathroom and bedrooms;

Bedroom One 11'1" x 12'7" (3.4 x 3.85)



Double bedroom with feature stone fireplace, radiator and Upvc double glazed window to front affording the superb views. Exposed beam to ceiling and fitted wardrobes to each alcove.

Bedroom Two 7'10" max x 17'0" max (2.4 max x 5.2 max)



Double bedroom with exposed beam to ceiling, radiator and Upvc double glazed window to rear.

Bathroom 5'10" x 8'0" (1.8 x 2.45)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mixer shower. Part tiled walls, Upvc obscure double glazed window to front, part wood paneled wall and radiator.

External



Patio and lawn garden to front. Gas meter and security light. Off road parking over the road.

Parking

Off road parking available for one car over the road from the property.

Tenure

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

Energy Rating

D

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.

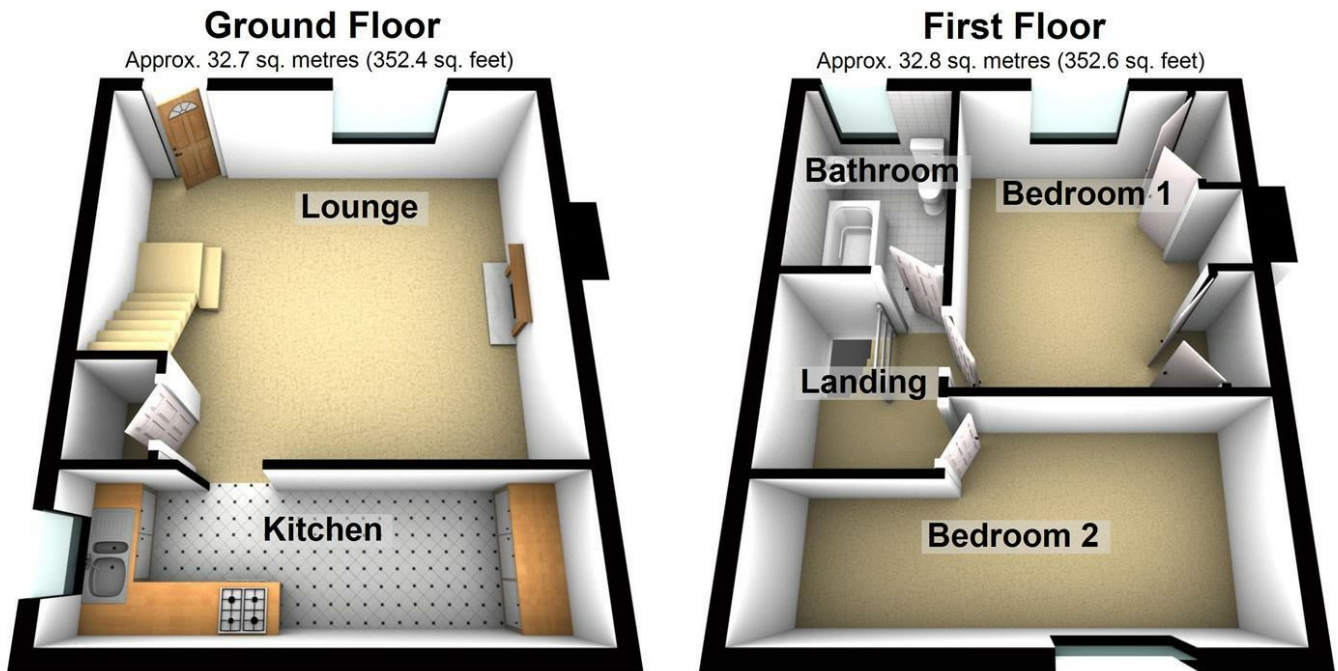
Boundaries & Ownerships

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

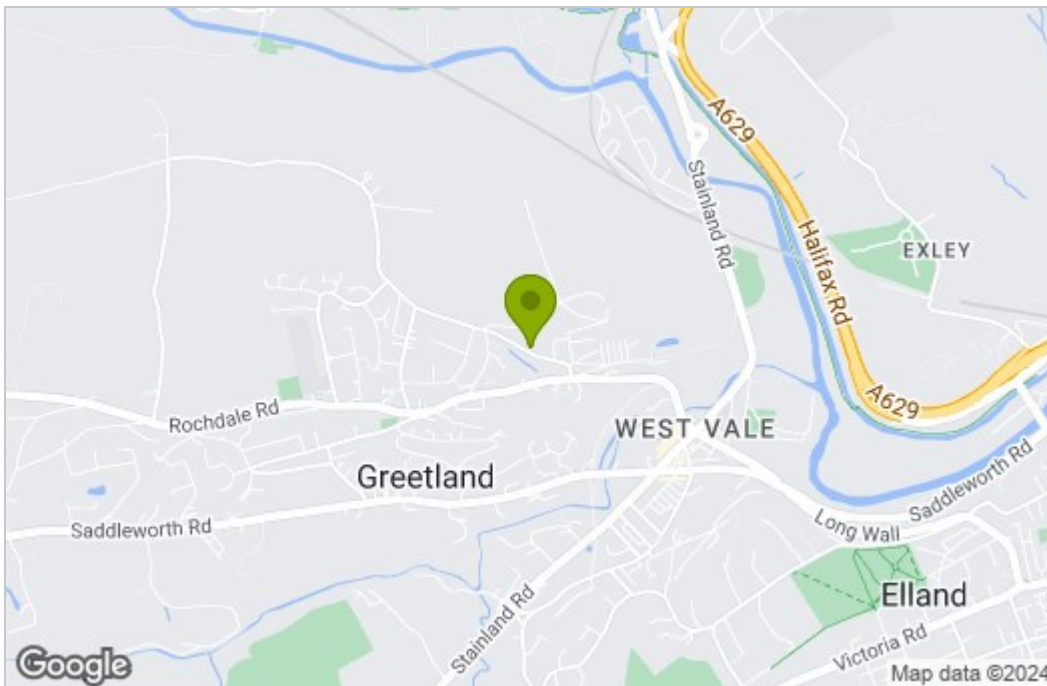
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Floor Plan



Total area: approx. 65.5 sq. metres (705.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.