



4 Thackray Street, Halifax, HX2 0AT

**£75,000**

Offered FOR SALE with NO CHAIN is this stone built TWO bedroom enclosed mid terrace in this popular area of Halifax. Accommodation comprises; Entrance lobby, lounge/kitchen and cellar. To the first floor; landing, double bedroom and bathroom. To the second floor; attic bedroom. Paveline frontage and on street parking. 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 or buy to let investment. Viewing essential.

## Ground Floor

### Entrance Lobby

Composite obscure double glazed door with Upvc obscure double glazed panel above to front. Upvc ceiling, staircase access to first floor and door to lounge/kitchen;

### Lounge/Kitchen 12'9" max x 14'5" max (3.9 max x 4.4 max)



Radiator, Upvc double glazed window to front and t.v. aerial lead. Telephone point and decorative fireplace. Base units with laminate worktop and part tiled splashbacks. Stainless steel sink and drainer, electric oven and electric four ring hob with extractor hood above. Door to staircase access to lower ground floor;

### Lower Ground Floor

### Cellar 4'11" x 14'1" (1.5 x 4.3)



Radiator and Upvc double glazed window to front. Fusebox, electric meter, inset shelving and plumbing for washing machine.

### First Floor

### Landing

Staircase access to second floor and doors to bathroom and bedroom;

### Bedroom One 9'6" x 11'5" (2.9 x 3.5)



Double bedroom with radiator and Upvc double

glazed window to front. 'Alpha' wall mounted combi boiler and understairs storage.

### Bathroom 5'8" x 8'2" (1.75 x 2.5)



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

### Second Floor

### Attic Bedroom Two 10'2" x 15'7" (3.1 x 4.75)



Double bedroom with radiator, wall light and double glazed velux window. Beams to ceiling.

### External



Paveline frontage. Gas meter.

### Parking

On street parking

### Tenure

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

### Energy Rating

E

### Council Tax Band

A

### **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.

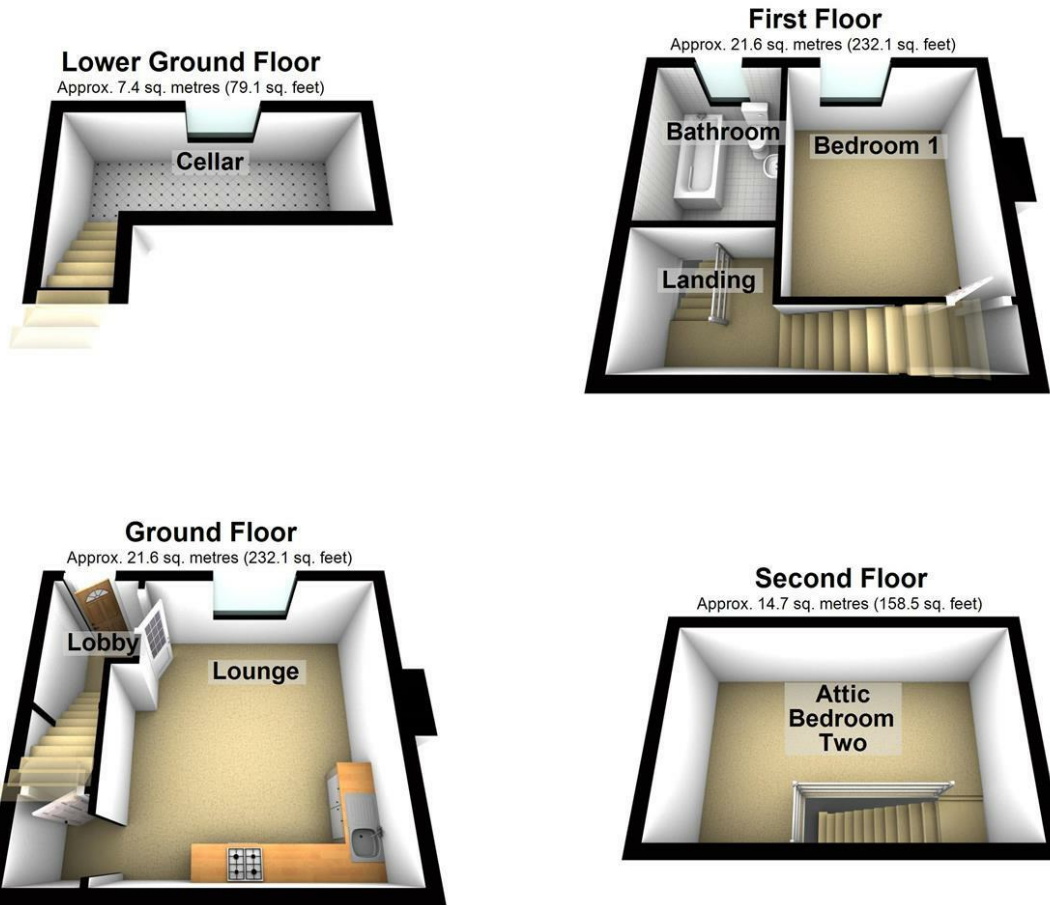
### **Boundaries & Ownerships**

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**

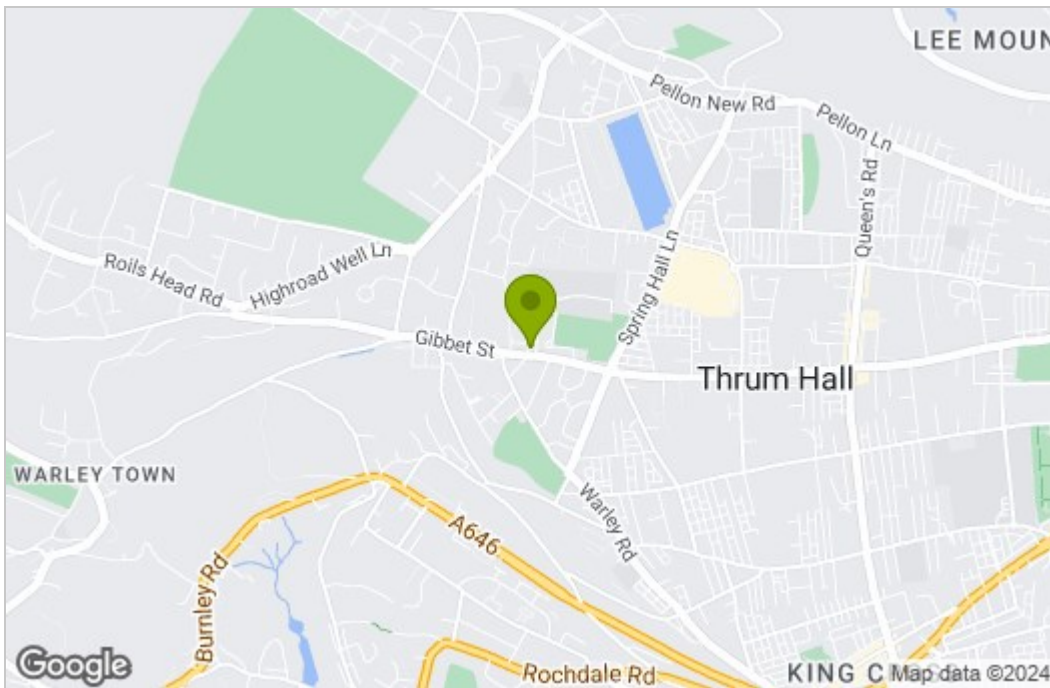
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

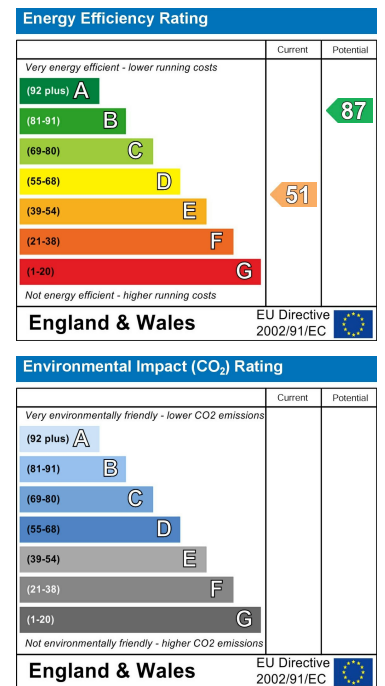


Total area: approx. 65.2 sq. metres (701.8 sq. feet)

## 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.