



2 Plane Tree Nest, Halifax, HX2 7PR

Offers Around £150,000

Offered FOR SALE is this THREE bedroom end terrace in this popular area of Halifax. Accommodation comprises; Entrance lobby, lounge, dining kitchen and cellar. To the first floor; landing, three bedrooms and bathroom. Gardens to three sides 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. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door and panel above to front, radiator and staircase access to first floor. Door to lounge;

Lounge 12'9" max x 12'9" max (3.9 max x 3.9 max)



Upvc double glazed window to front, radiator and coving to ceiling. Electric fire with marble effect surround and decorative fireplace. Door to dining kitchen;

Dining Kitchen 8'0" x 15'7" (2.45 x 4.75)



Having a range of wall and base units with laminate worktop and splashback. Space for fridge/freezer, 'AEG' electric oven, 'CDA' four ring gas hob with extractor hood above and composite 'Blanco' sink and drainer. Integrated 'Bosch' dishwasher, plumbing for washing machine and telephone point. Two Upvc double glazed windows to rear and Upvc double glazed window to side. Upvc obscure double glazed door to rear and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Upvc double glazed window to front, fusebox and electric meter. Gas meter, stainless steel sink and drainer and wall mounted 'Ideal' condensing combi boiler.

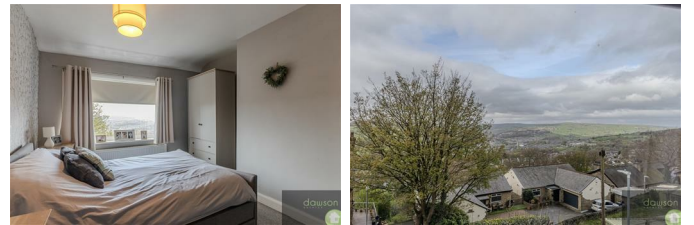
First Floor

Landing



Mobile room stat, storage cupboard and Upvc double glazed window to side. Doors to bathroom and bedrooms;

Bedroom One 10'0" x 11'11" (3.05 x 3.65)



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

Bedroom Two 9'4" x 10'0" (2.85 x 3.05)



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

Bedroom Three 5'6" x 6'10" (1.7 x 2.1)



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

Bathroom 5'6" x 5'6" (1.7 x 1.7)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Triton' electric shower over. Fully tiled walls and floor, chrome heated towel radiator and extractor fan. Upvc obscure double glazed window to rear.

External



To the front is a tiered garden. Hardstanding, patio and decked. External light. To the side is a lawn garden with outside socket. To the rear is a decked and artificial lawn garden with outside tap.

Parking

On street parking

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

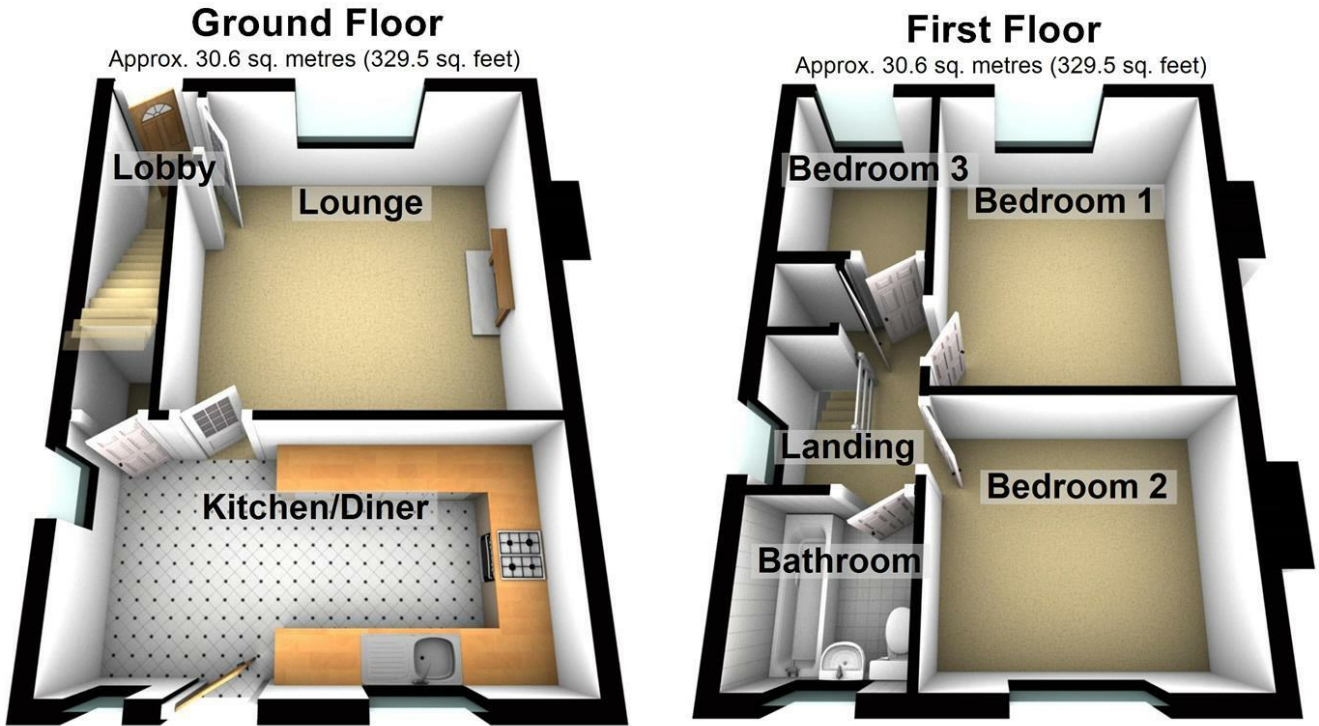
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

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

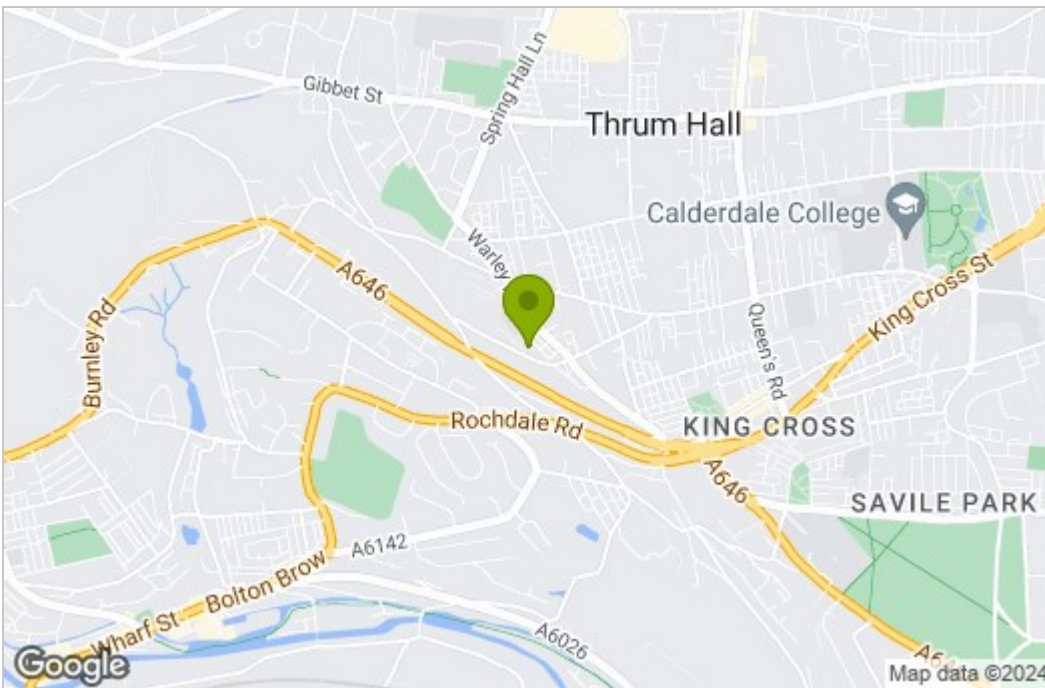
REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.