



14 Springwood Drive, Halifax, HX3 0TQ

£235,000

Offered FOR SALE with NO CHAIN is this TWO bedroom DETACHED true bungalow in this popular area of Calderdale. Accommodation comprises; Entrance hallway, spacious lounge, kitchen, two double bedrooms and bathroom. Gardens front and rear. Garage and driveway. The property benefits from Upvc double glazing, gas central heating and security alarm system. The property has cavity wall insulation and this is under guarantee until 2028. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

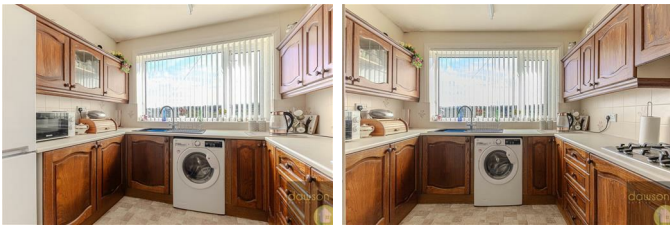
Door to side. Radiator, loft hatch and cupboard housing the wall mounted 'Vaillant' condensing combi boiler (serviced 2024), electric meter, gas meter and alarm control panel. Doors to bedrooms, bathroom, kitchen and lounge;

Lounge .213'3" x 16'0" (.65 x 4.9)



Radiator, mobile room stat, telephone point and t.v. aerial lead. Coving to ceiling, wall lights and gas fire with stone fireplace. Upvc double glazed sliding patio doors to front.

Kitchen 9'2" max x 9'10" max (2.8 max x 3 max)



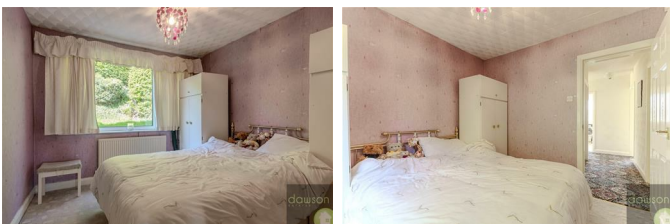
Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer, plumbing for washing machine and 'Belling' oven and grill. Four ring gas hob with extractor hood above and space for fridge/freezer. Stop tap and Upvc double glazed window to front.

Bedroom One 11'11" x 14'3" (3.65 x 4.35)



Double bedroom with radiator, five air vents and coving to ceiling. Wall lights, telephone point and t.v. point. Fitted wardrobes and cupboards with hanging rails and shelving. Upvc double glazed window to front and free standing drawers (can remain as part of the sale).

Bedroom Two 9'4" x 9'10" (2.85 x 3)



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

Bathroom 5'4" x 6'4" (1.65 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mobility door, two grab rails, mains shower over and folding glass shower screen. Part tiled walls, wood paneled ceiling, radiator and Upvc obscure double glazed window to side.

External



To the front is a garden with various shrubbery and balcony from the sliding patio doors with steps down. To the side is a security light and outside tap. To the rear is a patio and lawn with mature bushes. Security light.

Parking

Driveway in front of the garage provides off road parkin. On street parking also available.

Garage



Up and over door

Tenure

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

Water

Water rates

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.

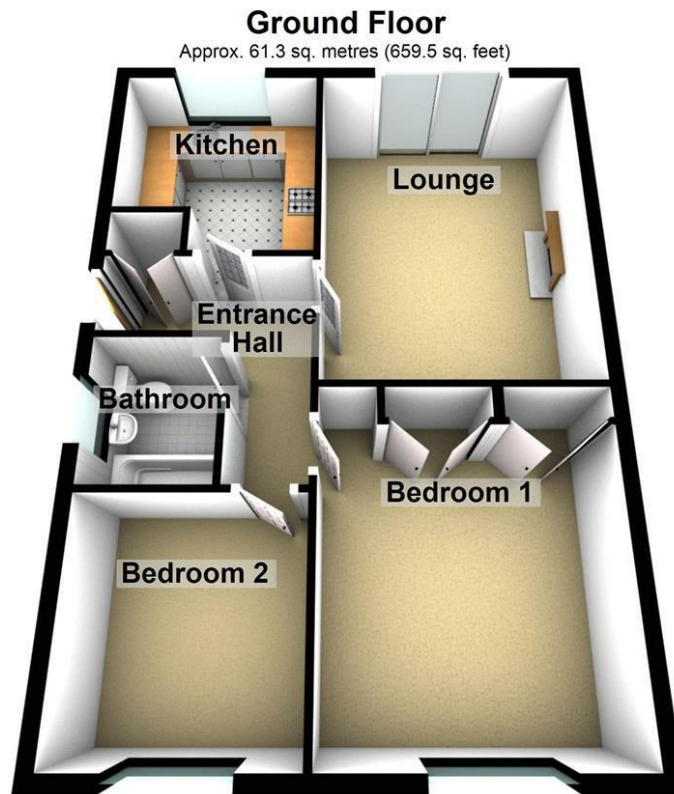
Boundaries & Ownerships

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. 61.3 sq. metres (659.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.