



57 Siddal Lane, Halifax, HX3 9JS

£140,000

Offered FOR SALE is this TWO bedroom town house in the popular area of Siddal, Halifax. Accommodation comprises; Garage, entrance lobby, lounge and kitchen. To the first floor; landing, two bedrooms and bathroom. Garden to rear and driveway providing off road parking to front. The property has the benefit of Upvc double glazing and gas central heating. New boiler fitted November 2023 in the kitchen, new carpet in the living room, Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal FTB.

Ground Floor

Garage 12'3" x 23'3" (3.75 x 7.1)

Up and over door. Power, light and water. Water meter.

First Floor

Entrance Lobby

Radiator and Upvc obscure double glazed door to rear. Staircase access to first floor and opening to kitchen;

Kitchen 9'2" max x 10'4" max (2.8 max x 3.15 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and space for fridge/freezer. Electric 'Beko' oven and four ring gas hob with extractor hood above and 'Vaillant' combi boiler. Laminate floor, Upvc double glazed window to rear and opening to lounge;

Lounge 11'11" x 12'9" (3.65 x 3.9)



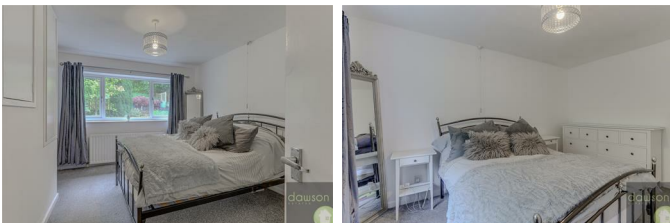
Radiator, t.v. point and cable point. Understairs storage and Upvc double glazed window to front.

First Floor

Landing

Hive room stat, loft hatch and doors to bathroom and bedrooms;

Bedroom One 9'2" x 13'1" (2.8 x 4)



Double bedroom with radiator, Upvc double glazed window to rear, two overstairs storage cupboards and fitted wardrobe.

Bedroom Two 6'10" max x 10'0" max (2.1 max x 3.05 max)



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

Bathroom 4'11" x 7'2" (1.5 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower over. Tiled floor and walls, chrome heated towel radiator and Upvc obscure double glazed window to front.

External



To the front is off road parking. To the rear is a patio and decked area with storage underneath. Rockery, artificial lawn plus further garden. Electric meter and security light.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

C

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.

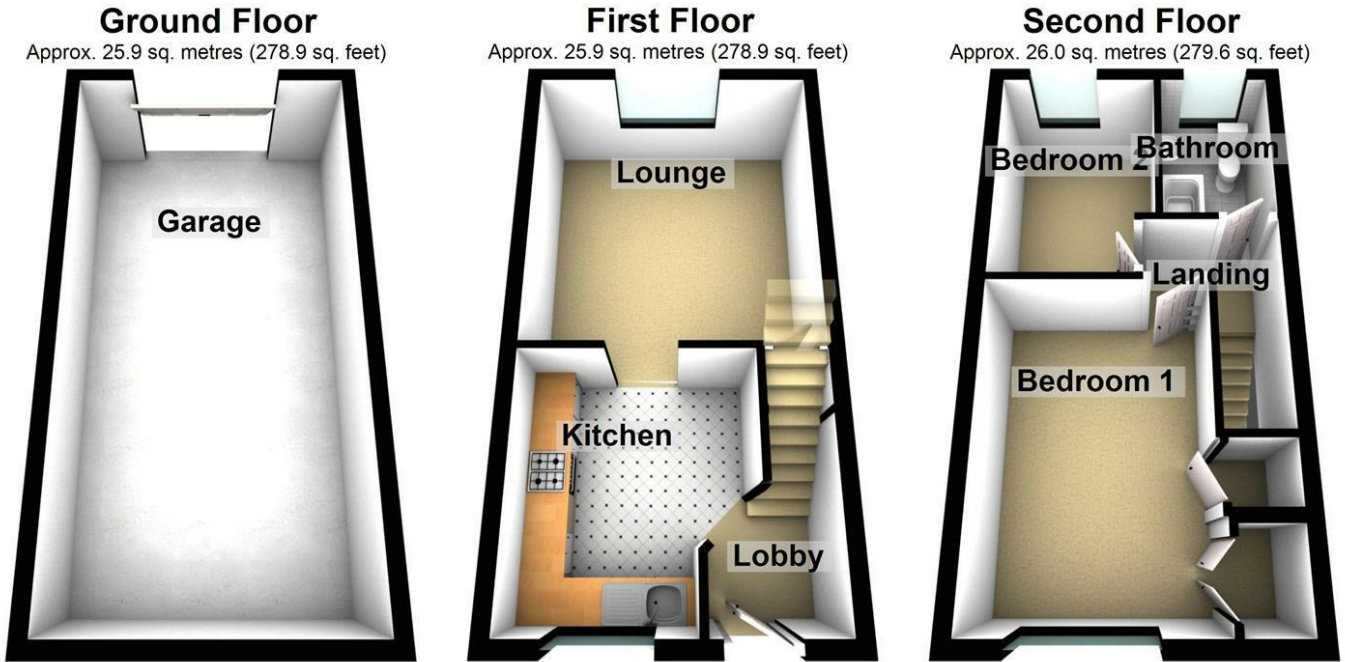
Boundaries & Ownerships

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. 77.8 sq. metres (837.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

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