



10A Woodlands Road, Halifax, HX3 6HQ

£235,000

Offered FOR SALE is this end town house in the popular area of Boothtown, Halifax. Offering accommodation over three floors this ideal family home has an enclosed rear garden and parking. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge/diner/kitchen. To the first floor; landing, two double bedrooms and bathroom. To the second floor; double bedroom, dressing room and en-suite shower room. The property benefits from Upvc double glazing, gas central heating and security alarm system as well as external cctv and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door with obscure double glazed side window to front, radiator and understairs storage. Staircase access to first floor and doors to lounge/diner/kitchen and cloaks/w.c;

Cloaks/w.c. 2'11" x 7'2" (0.9 x 2.2)



Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor, radiator, spotlights and extractor fan.

Lounge/Diner/Kitchen 16'0" max x 23'9" max (4.9 max x 7.25 max)



Laminate floor, t.v. point, telephone point and network cables. Two radiators, Upvc double glazed sliding patio doors to rear and Upvc double glazed window to front. Having a range of light grey gloss wall and base units with laminate worktop and tiled splashbacks. 'Indesit' electric oven, 'Indesit' induction hob with stainless steel splashback and extractor hood above. 'Indesit' washer/dryer, 'Indesit' fridge/freezer and 'Indesit' dishwasher. Stainless steel sink and drainer, stop tap, wall mounted 'Vokera' condensing combi boiler and room stat.

Spotlights, plinth lighting and under cupboard lighting.

First Floor

Landing



Radiator, Upvc double glazed window to front and staircase access to first floor. Doors to bathroom and bedrooms;

Bedroom Two 10'2" x 16'0" (3.1 x 4.9)



Double bedroom with radiator, t.v. point and storage cupboard. Upvc double glazed window to rear.

Bedroom Three 7'8" x 8'10" (2.35 x 2.7)



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

Bathroom 5'4" x 8'10" (1.65 x 2.7)



Four piece suite comprising low flush w.c. pedestal wash basin bath with mixer shower over and shower cubicle with mains shower. Tiled floor, part tiled walls and extractor fan. Spotlights and chrome heated towel radiator.

Second Floor

Bedroom One 13'1" x 16'0" (4 x 4.9)



Double bedroom with radiator, t.v. point and usb socket. Spotlights and Upvc double glazed window to front. Door to dressing room;

Dressing Room 9'0" x 10'2" (2.75 x 3.1)



Radiator, spotlights, loft hatch and double glazed velux window. Door to en-suite shower room;

En-suite Shower Room 6'8" x 10'2" (2.05 x 3.1)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower with mains and mains waterfall shower. Tiled floor, part tiled walls and chrome heated towel radiator. Double glazed velux window, spotlights and extractor fan.

External



To the front is an outside tap and gas and electric meters. Access to side of the house. To the rear is an enclosed patio, pebbled and artificial lawn garden. Outside socket, external lights and shed.

Parking

Allocated parking space and visitors spaces.

Tenure

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

Water

Water meter

Energy Rating

B

Council Tax Band

C

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.

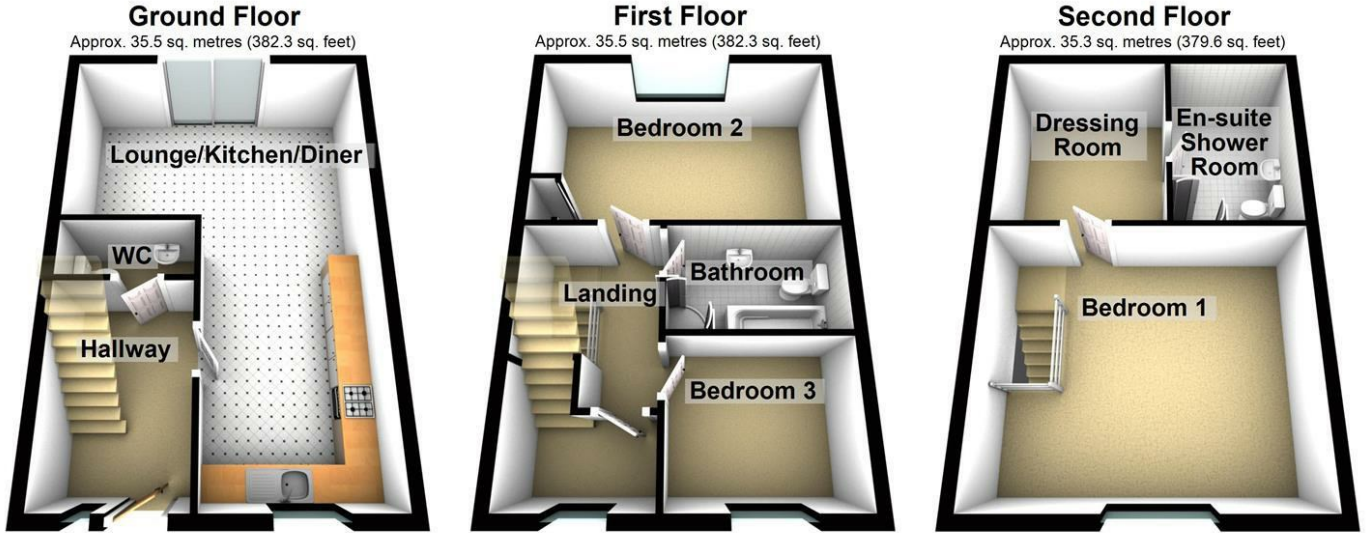
Boundaries & Ownerships

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

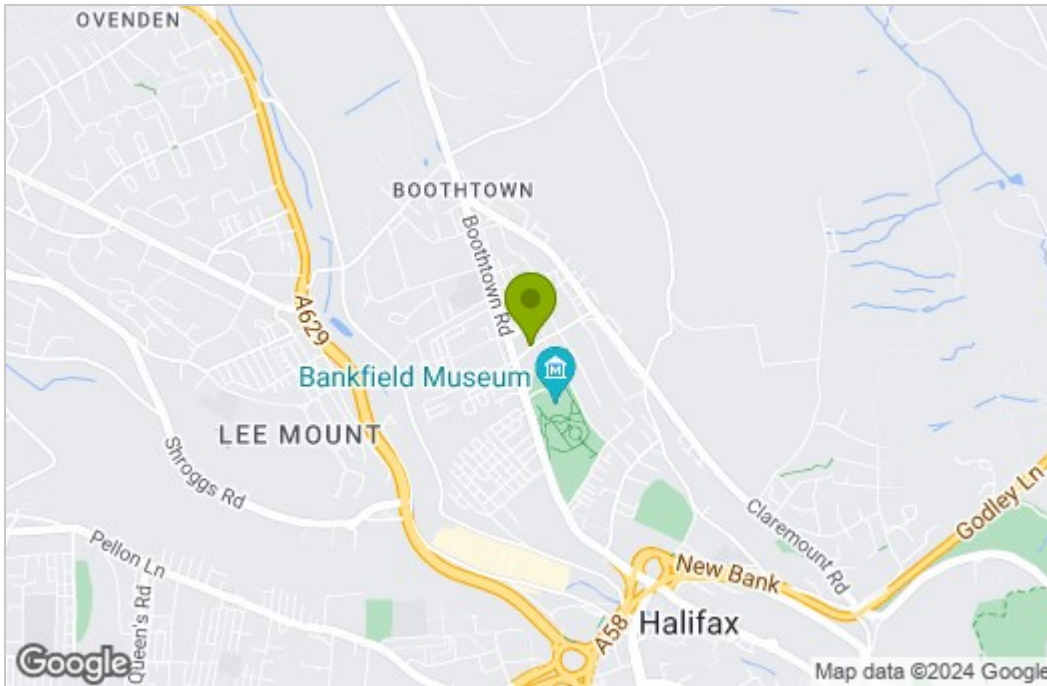
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Floor Plan

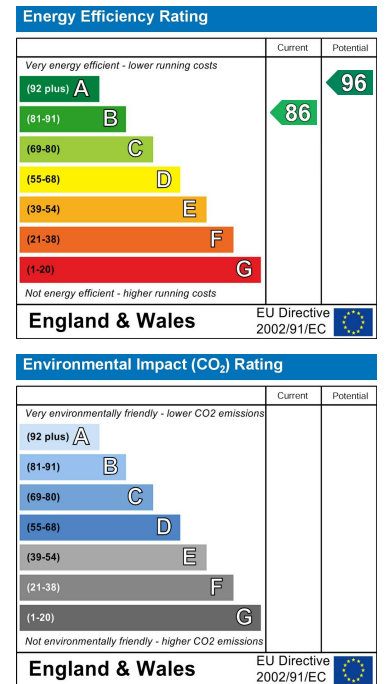


Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

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.