



17 Hoult's Lane, Halifax, HX4 8HW

Offers Over £325,000

Offered FOR SALE is this FOUR bed detached property in the sought after location of Greetland, Halifax. Priced to reflect modernisation the accommodation comprises; Entrance hallway, lounge, dining kitchen, three bedrooms and bathroom. On the ground floor is a further bedroom, shower room, hallway, utility and garage. Gardens to front, rear and side and off road parking to front. The property benefits from majority wood double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

First Floor

Entrance Hallway

Wooden double glazed leaded effect door to front, room stat and loft hatch. Storage cupboard, two radiators and dado rail. Doors to staircase access to ground floor, bathroom, bedrooms, dining kitchen and lounge;

Lounge 13'5" x 13'7" (4.1 x 4.15)



Radiator, wooden double glazed window to front and living flame gas fire with stone base and marble effect surround. T.v. point, coving to ceiling and ceiling rose. Telephone point and single glazed stained glass oval window to side.

Dining Kitchen 10'9" max x 16'4" max (3.3 max x 5 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, double electric oven and four ring gas hob with extractor hood above. Plumbing for dishwasher and integrated fridge. Two radiators, tiled floor and two wooden double glazed windows to rear. Single glazed obscure half door to rear, Upvc double glazed French doors to side, display units, stop tap and spotlights.

Bedroom Two 9'4" to robes x 11'5" max (2.85 to robes x 3.5 max)



Double bedroom with radiator and wooden double glazed window to front. Fitted wardrobes with shelving and hanging rail.

Bedroom Three 7'10" x 11'5" (2.4 x 3.5)



Double bedroom currently used as a dining room. Radiator and wooden double glazed window to rear.

Bedroom Four 8'2" x 8'4" (2.5 x 2.55)

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

Bathroom 7'2" x 7'10" (2.2 x 2.4)



Four piece suite comprising low flush w.c. pedestal wash basin, bath and double shower cubicle with mains shower. Tiled floor, tiled walls and chrome heated towel radiator. Wooden obscure double glazed window to rear, spotlights and extractor fan.

Ground Floor

Inner Hallway



Two radiators, wood paneled ceiling and fitted furniture. Wooden double glazed window to rear, fusebox and wall mounted 'Ideal' condensing combi boiler. (Installed 2021 and serviced annually). Doors to garage, utility, shower room and bedroom;

Bedroom One 11'9" x 20'0" (3.6 x 6.1)



Double bedroom with radiator, Upvc double glazed French doors to front and fitted wardrobes with shelving and hanging rails. T.v. aerial lead and obscure single glazed door to side.

Shower Room 3'7" x 7'10" (1.1 x 2.4)



Three piece suite comprising low flush w.c. corner sink and shower cubicle with 'mira' electric shower. Tiled floor, tiled walls and chrome heated towel radiator. Wooden obscure double glazed window to front.

Utility 7'4" x 10'9" (2.25 x 3.3)



Base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, plumbing for washing machine, wood paneled ceiling and tiled floor.

Garage 13'7" x 18'4" (4.15 x 5.6)



Up and over remote controlled door. Power and light. Wall units, work bench and stainless steel sink and drainer. Stop tap and water meter (smart meter).

External



To the front is a pebbled and patio garden with soil borders having various mature bushes and shrubbery. External light, security light, gas meter and stop tap. Hardstanding for two cars. To the side is a patio. To the rear is a patio and pebbled garden with rockery. External light and electric meter.

Parking

Off road parking for two cars and the garage provides parking for one car.

Tenure

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

Water

Water meter (smart meter)

Energy Rating

D

Council Tax Band

E

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

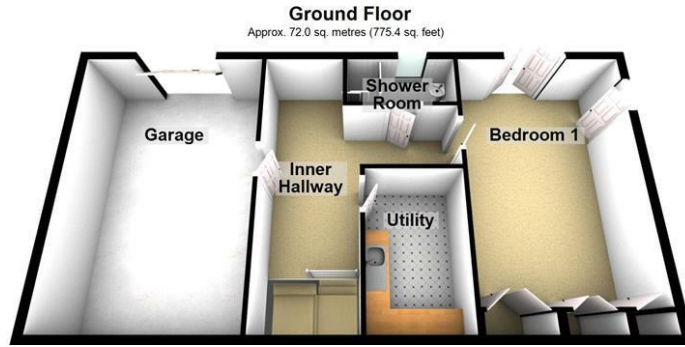
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should

make their own enquiries before proceeding to exchange of contracts.

Mortgages

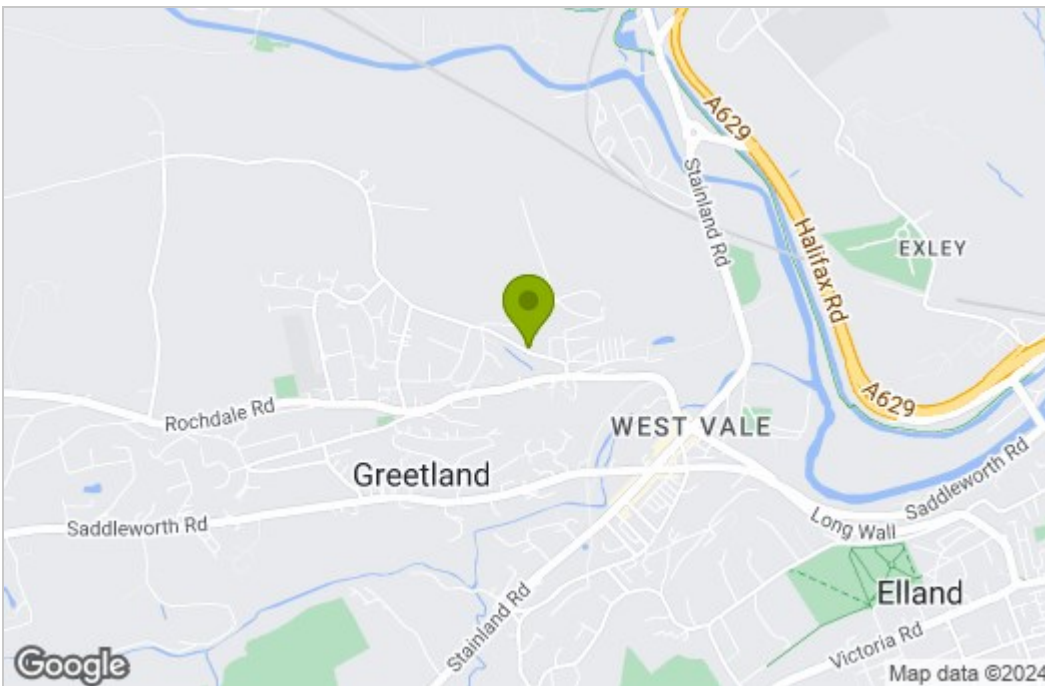
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Floor Plan

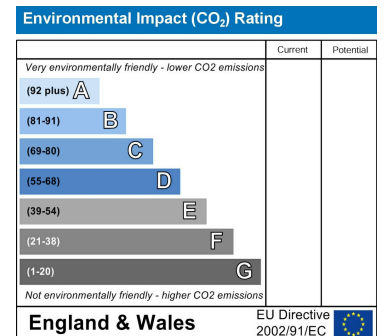
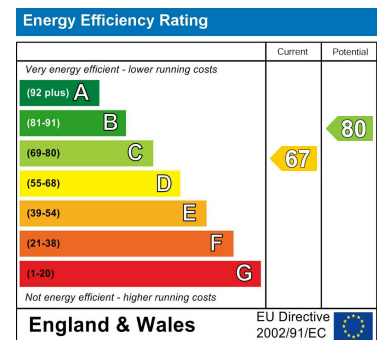


Total area: approx. 150.1 sq. metres (1615.4 sq. feet)

Area Map



Energy Efficiency Graph



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