



## Greenways Soaper Lane, Halifax, HX3 7PS

**£595,000**

Offered FOR SALE is this stunning FIVE bedroom DETACHED property situated on this gated development in the popular area of Shelf, Halifax. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge, dining/living/kitchen, utility and double garage. To the first floor; landing, five double bedrooms (master with ensuite) and bathroom. Block paved driveway to front provides off road parking and garden to rear. The property benefits from Upvc double glazing, gas central heating upstairs and underfloor heating downstairs. Security alarm system, mains wired smoke alarms, cctv and smart meters. The property also has the benefit of solar panels. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential. NO ONWARD CHAIN.

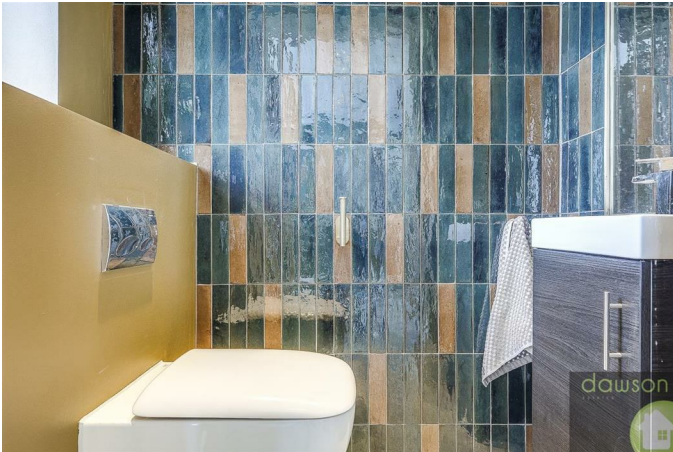
## Ground Floor

### Entrance Hallway



Composite obscure double glazed door with wooden obscure double glazed side panels to front. Understairs storage and staircase access to first floor. Doors to living/dining/kitchen, lounge, utility and cloaks/w.c.;

### Cloaks/w.c. 2'9" x 4'11" (0.85 x 1.5)



Two piece suite comprising low flush w.c. and sink with vanity unit. Extractor fan, spotlights, tiled walls and floor. Upvc obscure double glazed window to front.

### Lounge 14'9" x 15'8" (4.5 x 4.8)



Parquet flooring, spotlights, t.v. point and telephone point. Upvc sliding patio doors to rear and 'Stovex' wood burner with stone base and wooden railway sleeper mantel.

### Living/Dining/Kitchen 20'11" max x 23'11" max (6.4 max x 7.3 max)



Having a range of wall and base units with granite worktop and splashbacks. Integrated 'Neff' double electric oven, grill and microwave, 'Flavel' fridge/freezer and 'Flavel' dishwasher. 'Neff' five ring induction hob with 'Faver' extractor hood above and stainless steel one and a half sink and drainer. Two Upvc double glazed windows to front, Upvc double glazed window to side and Upvc double glazed bi-fold doors to rear. Tiled floor, t.v. point, spotlights and speaker system. Stop tap and pop up electric socket.

### Utility 8'4" max x 10'2" max (2.55 max x 3.1 max)



Having wall and base units with granite worktop and splashback. Stainless steel sink and drainer and plumbing for washing machine. Tiled floor, extractor fan, spotlights and Upvc double glazed window to side. Door to double garage;

### Double Garage 17'4" x 20'11" (5.3 x 6.4)

Remote controlled electric up and over door and having power and light. Upvc obscure double glazed door to side, wall mounted 'Ideal' condensing combi boiler and loft hatch. Fusebox and cupboard housing the underfloor heating controls.

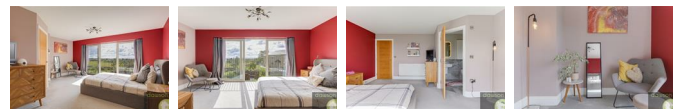
## First Floor

### Landing



Alarm control panel. loft hatch (loft has power and light), spotlights and room stat. Doors to bathroom and bedrooms;

### Bedroom One 14'9" max x 15'10" max (4.5 max x 4.85 max)



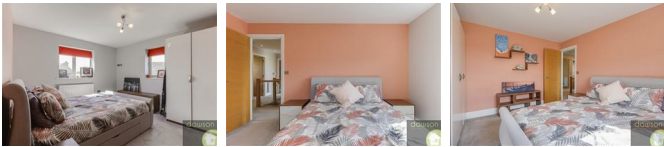
Double bedroom with radiator, t.v. point and Upvc double glazed sliding patio doors with Juliet balcony to rear. Door to en-suite shower room;

**En-Suite Shower Room 5'8" max x 5'10" max  
(1.75 max x 1.8 max)**



Three piece suite comprising low flush w.c. floating sink with waterfall tap and corner shower cubicle with mains shower and waterfall shower. Spotlights, chrome heated towel radiator and extractor fan. Part tiled walls, tiled floor and Upvc obscure double glazed window to side.

**Bedroom Two 11'3" x 12'7" (3.45 x 3.85)**



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

**Bedroom Three 11'1" x 10'7" (3.4 x 3.25)**



Double bedroom with radiator, t.v. point and Upvc double glazed window to front and side.

**Bedroom Four 9'0" x 12'9" (2.75 x 3.9)**



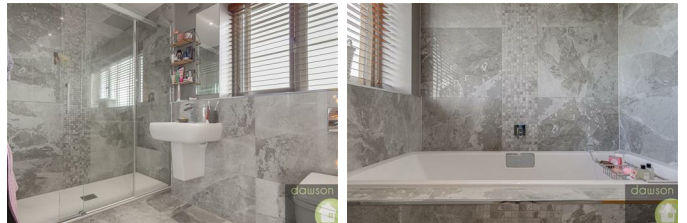
Double bedroom with radiator and Upvc double glazed window to front.

**Bedroom Five 9'2" x 9'4" (2.8 x 2.85)**



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

**Bathroom 5'6" x 12'5" (1.7 x 3.8)**



Four piece suite comprising low flush w.c. floating sink with waterfall tap, bath and double walk in shower cubicle with mains waterfall shower. Tiled floor, part tiled walls and chrome heated towel radiator. Spotlights, extractor fan and Upvc double glazed window to rear.

**External**



To the front is a block paved driveway providing off road parking. To the rear is a landscaped garden with Indian stone patio, lawn and raised railway sleeper flowerbeds. Further flowerbeds, seating area, external light and outside socket. Security camera and external lights to side.

**Parking**

Driveway provides off road parking

**Tenure**

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

**Energy Rating**

A

**Council Tax Band**

F

### **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.

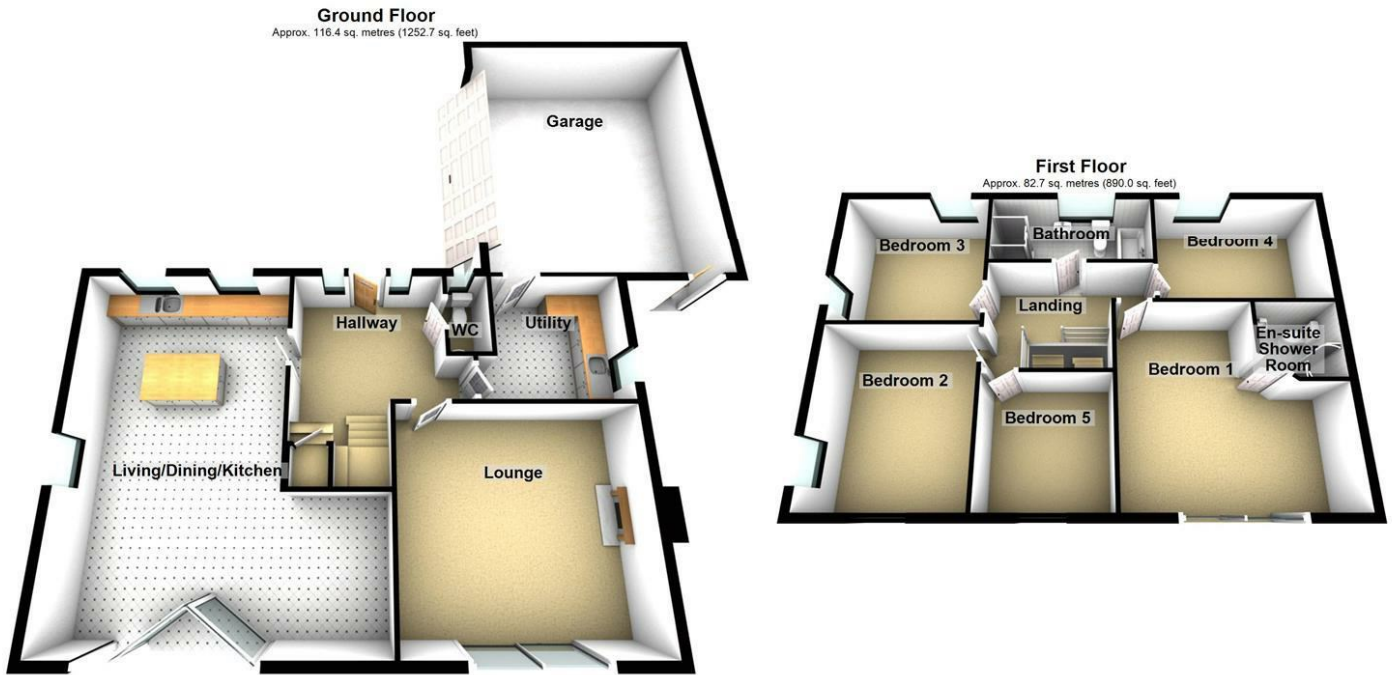
### **Boundaries & Ownerships**

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**

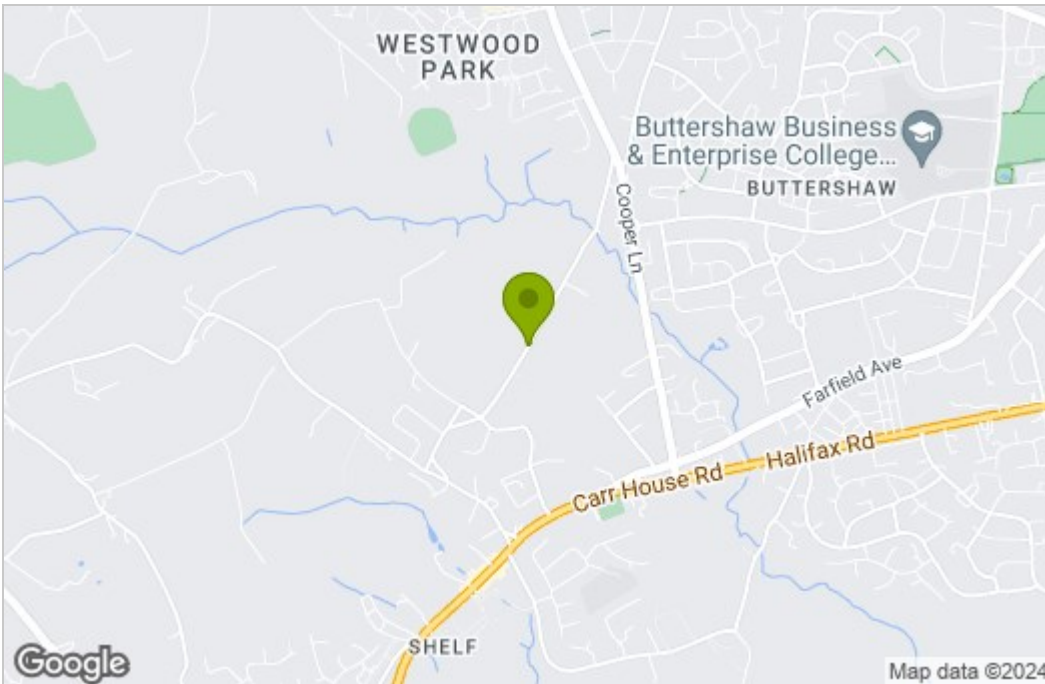
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 199.1 sq. metres (2142.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>94</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.