



4 Sandhall Avenue, Halifax, HX2 0DN

£130,000

Offered FOR SALE with NO CHAIN is this TWO bedroom mid terrace property in the Highroad well area of Halifax. Accommodation comprises; Entrance porch, lobby, lounge, dining room, kitchen and conservatory. Small cellar. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear and off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch

Upvc double glazed door with panel above and window to front. Wood paneled ceiling and Upvc obscure double glazed leaded effect door with Upvc obscure double glazed panel above to lobby;

Lobby

Radiator, staircase access to first floor and door to lounge;

Lounge 11'5" max x 11'9" max exc. bay (3.5 max x 3.6 max exc. bay)



Upvc double glazed half bay window to front, radiator and telephone point. T.v. point, t.v. aerial lead and fitted furniture. Gas fire with decorative fireplace, coving to ceiling and wall lights. Door to dining room;

Dining Room 8'6" x 9'2" (2.6 x 2.8)



Radiator, picture rail, Upvc double glazed French doors to rear and fitted cupboards and shelving. Door to kitchen;

Kitchen 4'11" x 8'6" (1.5 x 2.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer, electric oven and four ring gas hob. Plumbing for washing machine, radiator and Upvc double glazed window to rear. Door to staircase access to lower ground floor.

Conservatory 6'2" x 9'8" (1.9 x 2.95)



Two radiators, t.v. points and Upvc double glazed windows to three sides (one side obscure) and Upvc double glazed door to side.

Lower Ground Floor

Cellar

Having power and light and housing the fusebox and electric meter.

First Floor

Landing

Loft hatch, room stat and doors to bathroom and bedrooms;

Bedroom One 10'9" max x 11'7" max (3.3 max x 3.55 max)



Double bedroom with t.v. point, radiator and Upvc double glazed window to front. Storage cupboard over the stairs, two fitted wardrobes with hanging rails and shelving.

Bedroom Two 8'8" x 10'0" (2.65 x 3.05)



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

Bathroom 5'6" x 7'2" (1.7 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Mira' electric shower. Two grab rails, radiator and electric shaver point. Upvc obscure double glazed window to rear and storage cupboard housing the wall mounted 'Ideal' condensing combi boiler.

External



To the front is a lawn and pebbled garden. Hardstanding providing off road parking. To the rear is a lawn, hardstanding and flower beds with mature bushes and shrubbery.

Parking

Off road parking for one car

Tenure

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

Energy Rating

D

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

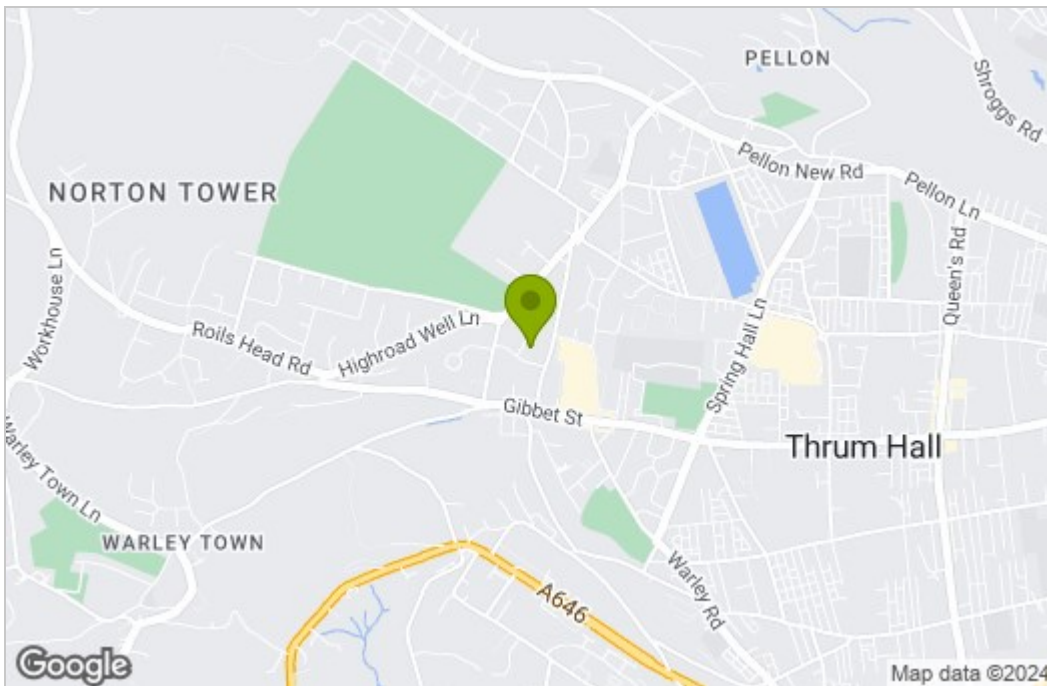
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

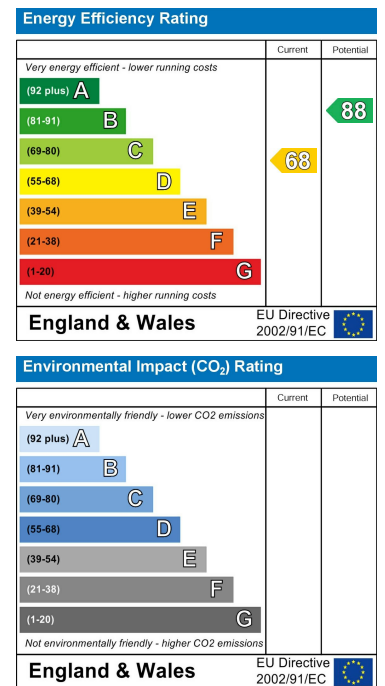


Total area: approx. 66.9 sq. metres (720.2 sq. feet)

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.