



88 Towngate, Halifax, HX3 7EG

£300,000

Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached property in the heart of Northowram village. Accommodation comprises; rear lobby, lounge, dining room, kitchen, utility and side lobby. Cellar. To the first floor; landing, three double bedrooms, bathroom and separate w.c. Garden, garage and store. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Northowram village, transport links and access to the M62 motorway network. Viewing essential.

Rear Lobby

Upvc double glazed leaded effect door to rear, coat hooks and wall light. Radiator, laminate floor and opening to kitchen and door to dining room;

Kitchen 6'2" x 12'1" (1.9 x 3.7)

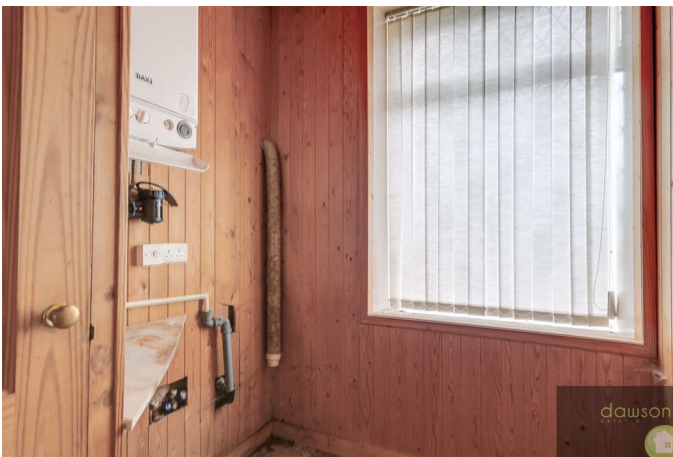


Having a range of wall and base units with laminate worktop and laminate splashback. 'Bosch' four ring gas hob with glass splashback and 'caple' extractor hood above. Stainless steel sink and drainer, Upvc double glazed window to side, serving hatch and radiator. 'Bosch' double electric oven and grill, laminate floor, door with cupboard above to staircase access to lower ground floor and opening to side lobby;

Side Lobby

Exposed beams to ceiling, radiator and laminate floor. Plate rack, Upvc double glazed door to side, door to lounge and opening to utility;

Utility 6'0" x 7'2" (1.85 x 2.2)



Plumbing for washing machine, vented for dryer and radiator. Wood paneled walls, Upvc double glazed leaded effect window to front and 'BAXI' wall mounted condensing combi boiler. Storage cupboard with shelving.

Lounge 12'3" x 16'2" (3.75 x 4.95)



Radiator, living flame gas fire with stone base inset to chimney and Upvc double glazed leaded effect window to front. Exposed beams to ceiling, fitted

cupboard and shelving to one alcove and t.v. aerial lead. Door to staircase access to first floor and door to dining room;

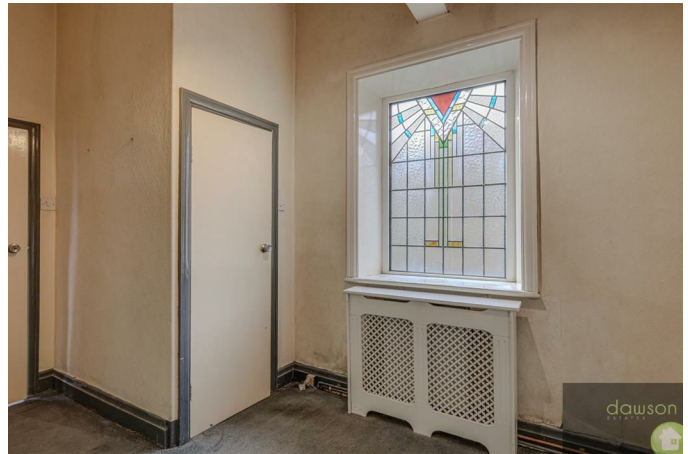
Dining Room 13'1" x 13'5" (4 x 4.1)



Radiator, gas fire with stone base and stone fireplace with exposed stone chimney. Exposed beams to ceiling, Upvc double glazed leaded effect window to rear, fitted cupboards to one alcove. T.v. aerial lead and cable point.

First Floor

Landing



Radiator and Upvc obscure double glazed stained glass window to side. Doors to bathroom, w.c. bedrooms and opening to bedroom one;

Bedroom One 11'11" max x 16'0" max (3.65 max x 4.9 max)



Double bedroom with telephone point, t.v. aerial lead and radiator. Upvc double glazed leaded effect window to front, fitted wardrobes to one alcove and air vent.

Bedroom Two 12'7" max x 13'3" max (3.85 max x 4.05 max)



Double bedroom with radiator, Upvc double glazed leded effect window to rear, and fitted drawers, cupboards and wardrobes to one alcove. Storage cupboards and air vent.

Bedroom Three 7'0" x 12'1" (2.15 x 3.7)



Double bedroom with radiator and Upvc double glazed leded effect window to side.

W.c. 2'11" x 4'5" (0.9 x 1.35)

Low flush w.c. Tiled floor, part tiled walls, radiator and Upvc obscure double glazed window to side.

Bathroom 6'0" x 7'10" (1.85 x 2.4)



Three piece suite comprising pedestal wash basin, bath and shower cubicle with mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Upvc double glazed leded effect window to rear.

External



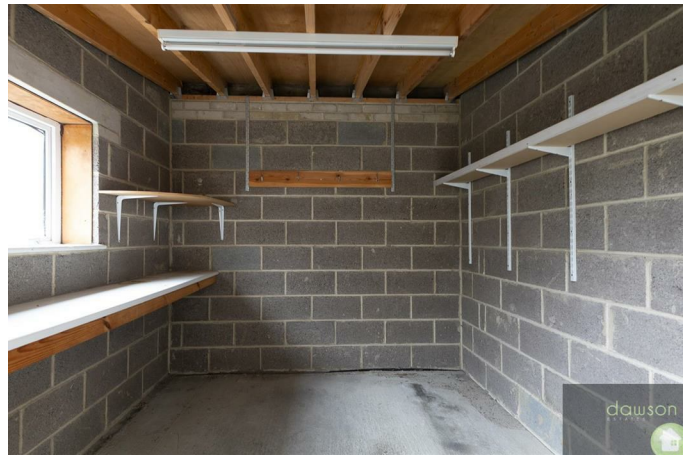
Paveline frontage, patio to side and patio and lawn to rear with mature bushes and shrubbery. External light to rear.

Garage



Up and over door. Two Upvc obscure double glazed windows and Upvc obscure double glazed door to side. Fusebox and electric car charging point. Power and light and shelving.

Store



Upvc double glazed double doors to side and Upvc double glazed window to rear. Workbench and power and light.

Parking

Garage provides off road parking

Tenure

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

Energy Rating

E

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.

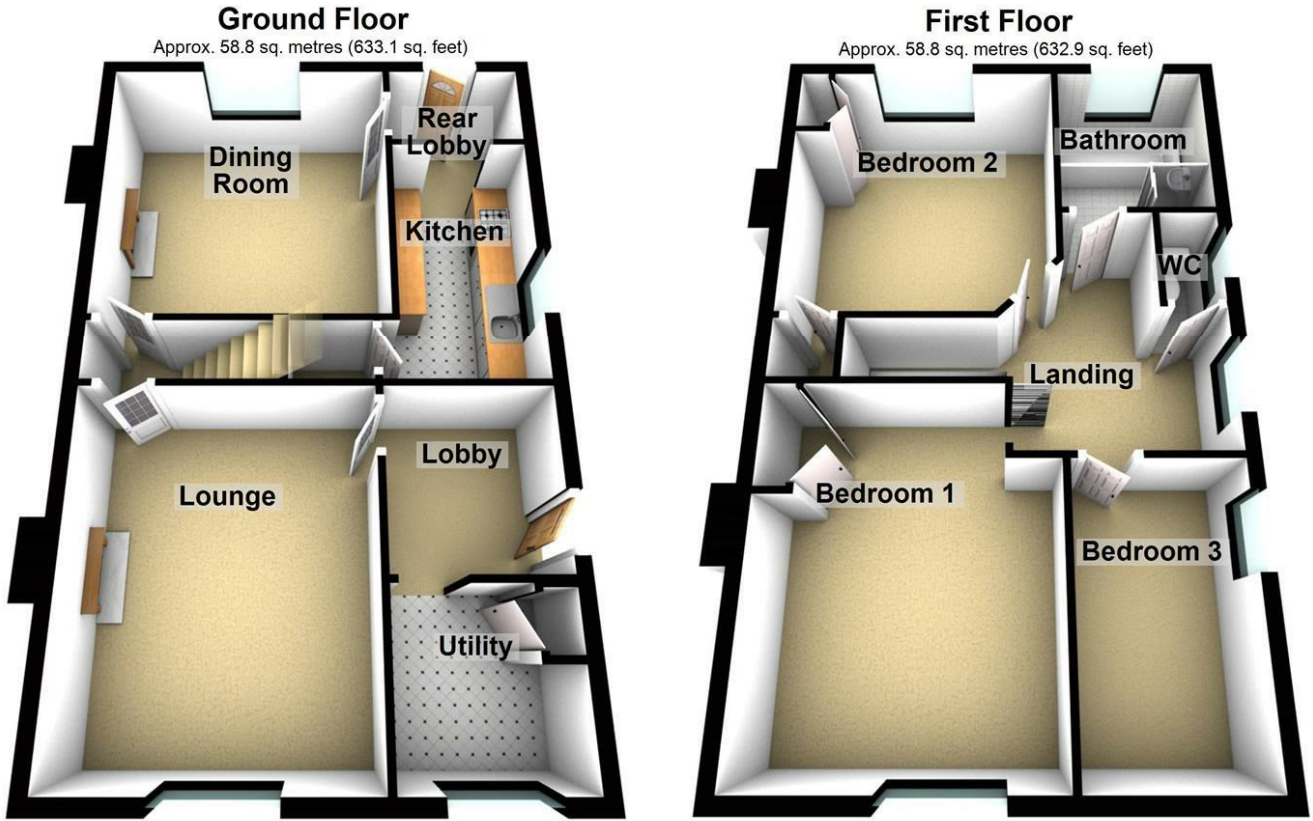
Boundaries & Ownerships

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

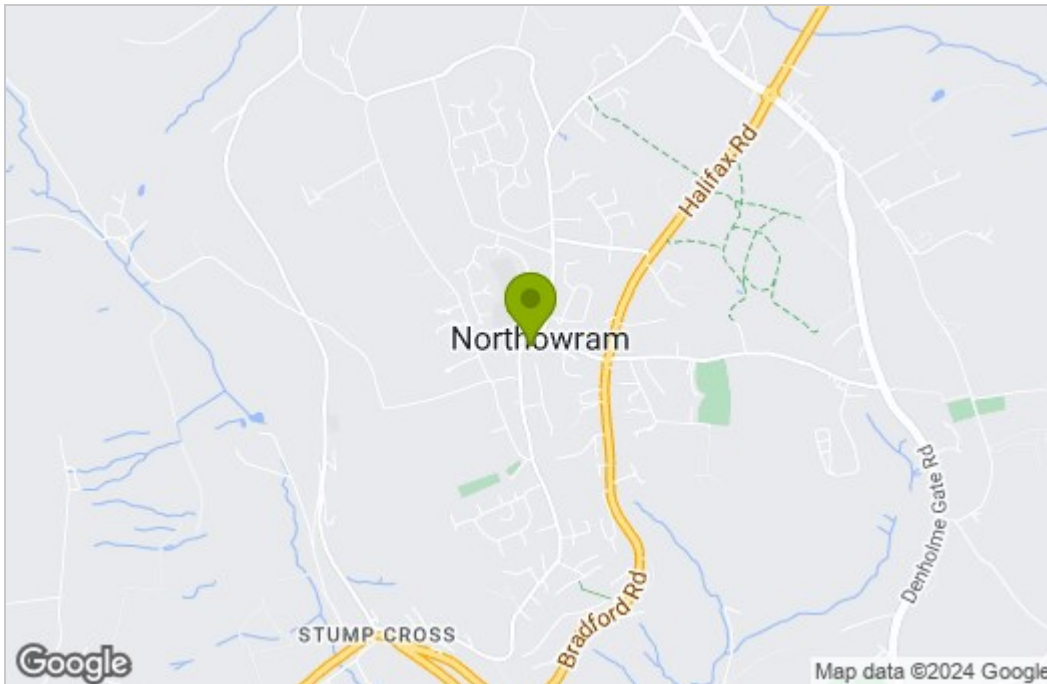
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Floor Plan



Total area: approx. 117.6 sq. metres (1266.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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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