



## 2 Featherbed Close, Halifax, HX4 8EB

**£240,000**

Offered FOR SALE is this well presented FOUR bedroom mid town house in the sought after area of West Vale. Accommodation comprises; Entrance hallway, cloaks/w.c. study/bedroom four and utility. To the first floor; spacious lounge and modern dining kitchen. To the second floor; landing, three bedrooms and modern bathroom with four piece suite. Off road parking to front and garden to rear (Done in 2023). The property benefits from Upvc double glazing, smart meters and gas central heating. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Viewing essential. New windows and doors, kitchen and bathroom (2020). Garage converted 2021. Boiler serviced annually.

## Ground Floor

### Entrance Hallway

Composite obscure double glazed door to front, tiled floor and radiator. Staircase access to first floor and door to study/bedroom four and cloaks/w.c.;

### Cloaks/w.c.

Two piece suite comprising low flush w.c. and floating sink with vanity unit and tiled splashback. Tiled floor, stop tap and Upvc obscure double glazed window to front.

### Study/Bedroom Four

If used as a bedroom it would be a double bedroom. Radiator, fusebox and Upvc double glazed window to front. Door to utility;

### Utility

Laminate worktop and plumbing for washing machine.

## First Floor

### Dining Kitchen

Having a range of wall and base units with compact laminate worktop and tiled splashbacks. Winerack, space for American fridge/freezer, electric oven and four ring gas hob and 'Franke' acrylic one and a half sink and drainer. Wall mounted 'i-mini' condensing combi boiler, radiator and spotlights. Upvc double glazed French doors and Upvc double glazed window to rear. Door to lounge;

### Lounge

Spacious room with radiator, coving to ceiling and two Upvc double glazed windows to front. Door to staircase access to second floor;

## Second Floor

### Landing

Loft hatch and doors to bathroom and bedrooms;

### Bedroom One

Double bedroom with radiator and Upvc double glazed window to front affording the superb views. Overstairs storage cupboard and fitted wardrobes.

### Bedroom Two

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

### Bedroom Three

Single bedroom with radiator and Upvc double glazed window to front affording the superb views.

### Bathroom

Four piece suite comprising low flush w.c. sink with vanity unit, bath with mixer shower and corner shower cubicle with mains shower and folding glass doors. Tiled floor, tiled walls and heated towel radiator. Upvc obscure double glazed window to rear.

## External

Hardstanding to front providing off road parking. External light, gas and electric meters. To the rear is an enclosed tiered garden with artificial lawn and slate borders, patio and pebbled area. External lights.

## Parking

Off road parking to front

## Tenure

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

## Water

Water meter

## Energy Rating

C

## Council Tax Band

B

## 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

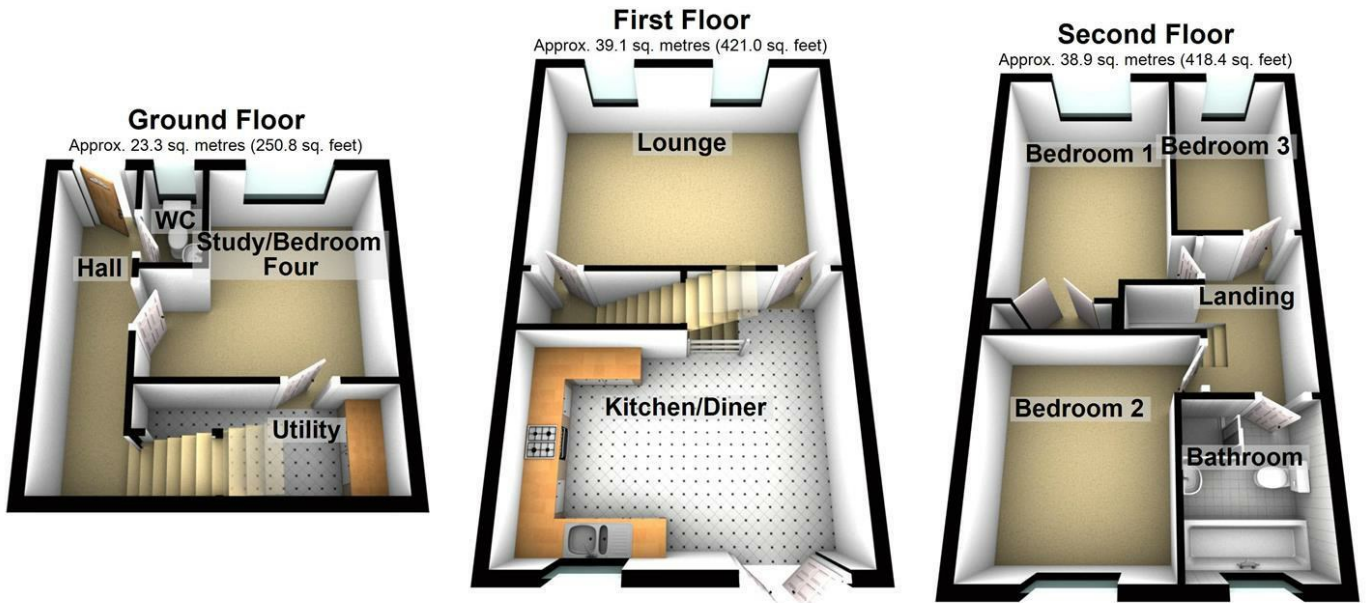
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## 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.**

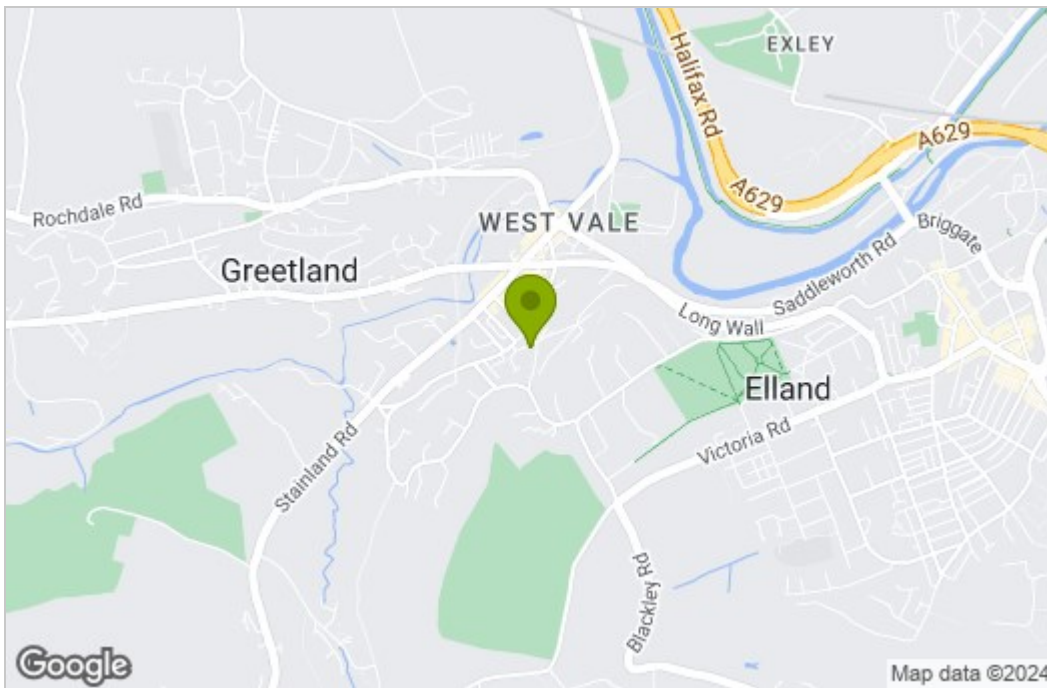


## Floor Plan

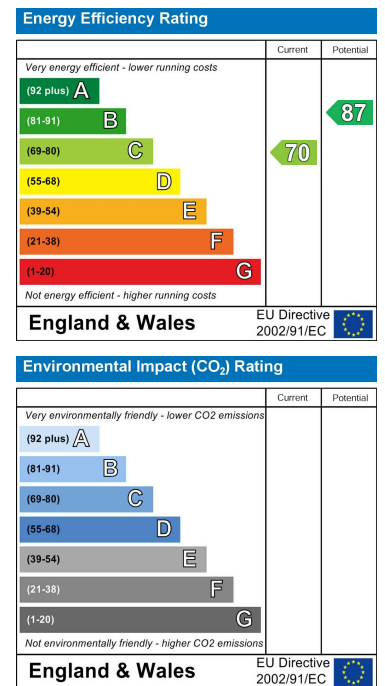


Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

## 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.