



14 Haigh Street, Halifax, HX4 8JF

£120,000

Offered FOR SALE is this ONE bedroom mid terrace under dwelling in a sought after part of Calderdale. Accommodation comprises; Open plan lounge/kitchen and to the first floor; double bedroom and en-suite shower room. Private cottage garden to the front and on street parking. The property benefits from Upvc double glazing (installed 2022) and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge/Kitchen 15'1" x 15'8" extends to 5'2" x 5'6" (4.6 x 4.8 extends to 1.6 x 1.7)



Upvc double glazed window and composite obscure double glazed door to front. Kitchen has a range of wall and base units with laminate worktop and wood paneled walls and ceiling. Loft hatch, electric oven and two ring hob, acrylic sink and drainer, washer/dryer and fridge with small freezer compartment (fitted 2023). Decorative fireplace with stone base, two storage cupboards, one housing the condensing combi boiler (Nest app controlled) and two radiators. Telephone point, laminate floor and wall lights. Beams to ceiling, fusebox and staircase to first floor;

First Floor



Bedroom One 13'7" max x 16'0" max (4.15 max x 4.9 max)



Double bedroom with laminate floor, radiator and Upvc double glazed window to front affording the superb views. Beams to ceiling, storage cupboard and shelf and hanging space to one alcove. Door to en-suite shower room;

En-suite Shower Room 7'0" max x 9'6" max (2.15 max x 2.9 max)



Three piece suite comprising low flush w.c. sink

with vanity unit and corner shower cubicle with mains waterfall and mixer shower. Laminate floor, part tiled walls and extractor fan.

External



Enclosed cottage garden to front with bushes and shrubbery. Gas and electric meters

Parking

On street parking

Tenure

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

Water

Water rates

Energy Rating

C

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.

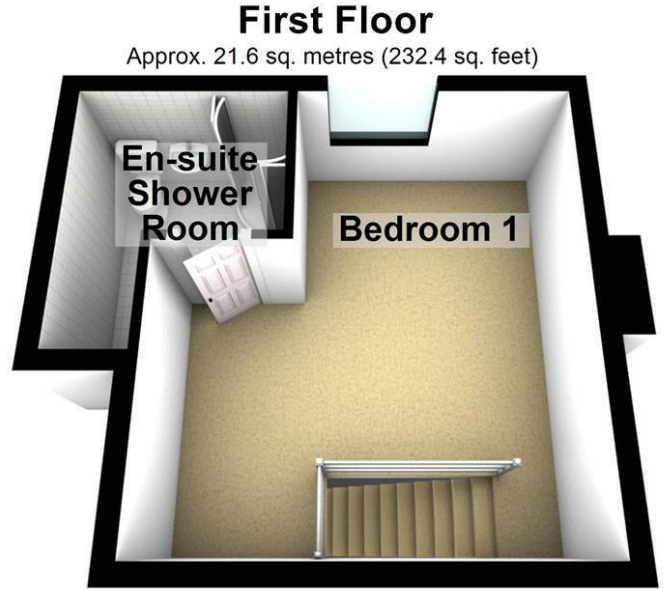
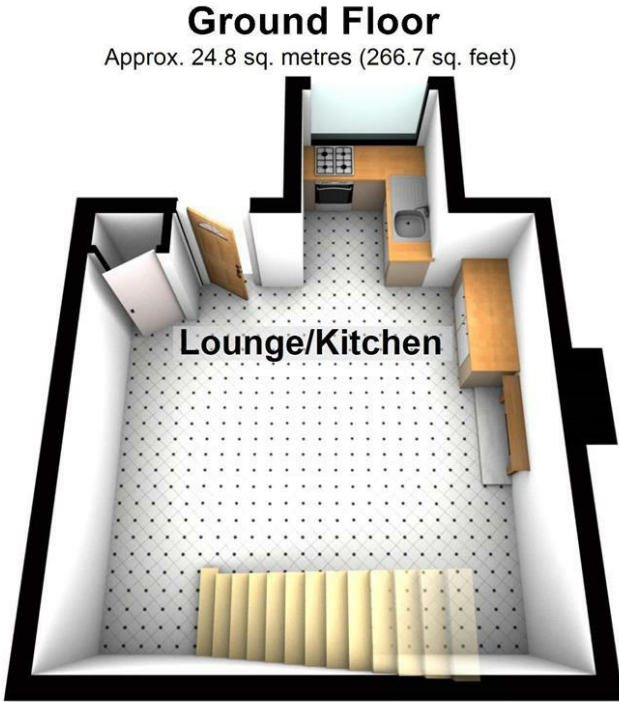
Boundaries & Ownerships

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

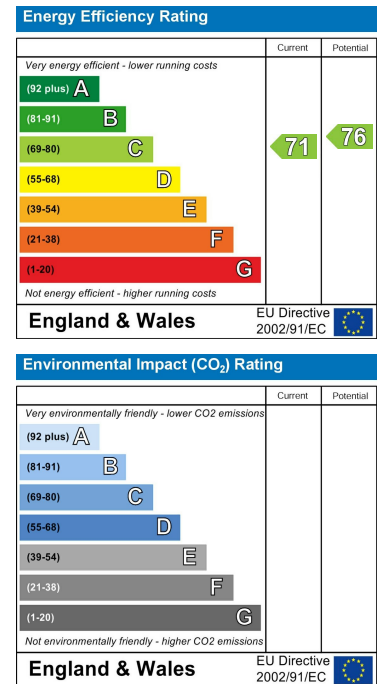


Total area: approx. 46.4 sq. metres (499.1 sq. feet)

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.