



45 Sunnybank Crescent, Halifax, HX4 8ND

**£220,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property in the most sought after area of Greetland. Accommodation comprises; Entrance lobby, lounge/dining room/sun room and dining kitchen. To the first floor; landing, two double bedrooms and shower room. Garden to rear and off road parking to front. 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 Lobby

Composite obscure double glazed door with panel above to rear. Radiator, laminate floor and staircase access to first floor. Door to lounge/dining room/sun room;

### Lounge/Dining Room/Sun Room 12'1" max x 22'3" max (3.7 max x 6.8 max)



Two radiators, laminate floor and living flame gas fire with marble fireplace. Cornice to ceiling, telephone point and wall lights. Upvc double glazed window to side and Upvc double glazed French doors to rear.

### Dining Kitchen 7'2" x 15'1" (2.2 x 4.6)



Having a range of wall and base units with granite worktop and splashback. Circular stainless steel sink and drainer, wine cooler, electric oven and hob with extractor hood above. Fridge with small freezer compartment, room stat/programmer, radiator and spotlights. Composite obscure double glazed door with obscure double glazed panel above to side. Upvc double glazed window to front, storage cupboard housing the fusebox, 'Ideal' condensing combi boiler and having plumbing for washing machine. Extractor fan.

## First Floor

### Landing



Loft hatch, Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 10'11" max x 15'1" max (3.35 max x 4.6 max)



Double bedroom with radiator, storage cupboard to one alcove and Upvc double glazed window to rear.

### Bedroom Two 9'0" x 9'6" (2.75 x 2.9)



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

### Shower Room 5'8" x 6'4" (1.75 x 1.95)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in double shower with mains shower and waterfall shower. Chrome heated towel radiator, spotlights and tiled walls and floor. Extractor fan, Upvc ceiling and illuminated mirror. Upvc obscure double glazed window to front.

## External



To the front is a pebbled area providing off road parking. To the side is a path, outside storage underneath the stairs and external light. To the rear is a pebbled and patio garden with various flower beds, bushes and shrubbery. Decked balcony with glass balustrades. External lights and storage under the extension.

## Parking

Pebbled area provides off road parking for two cars.

## Tenure

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

## Energy Rating

D

## 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.

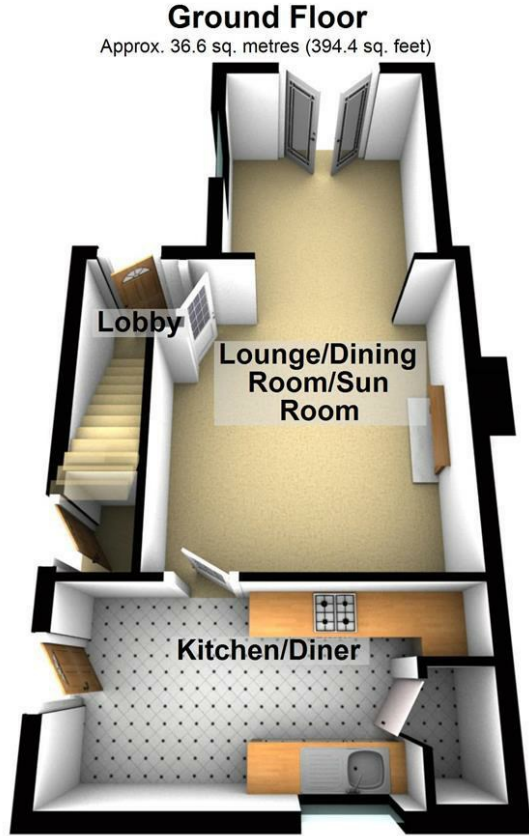
### **Boundaries & Ownerships**

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. 65.2 sq. metres (701.6 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<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.