

5 Green Lane, Halifax, HX4 8AB

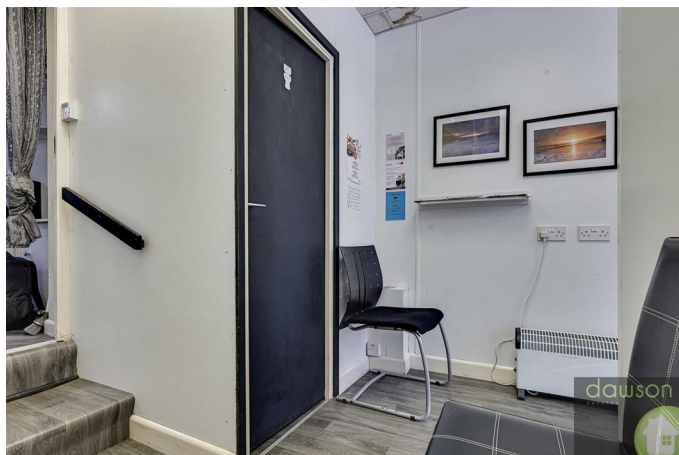
**Offers In The Region Of £80,000**

Offered FOR SALE with vacant possession is this commercial unit in the heart of the popular West Vale. Accommodation comprises of two rooms, one has been partitioned off to create a corridor, kitchenette with useful storage above and w.c. The property benefits from Upvc double glazing to shop front. On street parking. Viewing essential.



## Ground Floor

### Corridor



Upvc double glazed door with Upvc double glazed panel above to front. Openings to back room and front room. Telephone point. Doors to w.c. and front room;

### Front Room 8'6" x 9'4" (2.6 x 2.85)



Upvc double glazed window to front.

### Kitchenette 4'3" x 5'1" (1.3 x 1.55)



Sink with electric water heater, fitted shelving and ladder access to storage.

### W.c. 3'5" x 4'5" (1.05 x 1.35)

Saniflo w.c. extractor fan and spotlight.

### Back Room 9'0" max x 10'4" max (2.75 max x 3.15 max)

Two single glazed velux windows, sink with electric water heater and fitted cupboards and shelving.

## External



Paveline frontage

### Parking

On street parking

### Tenure

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

### Energy Rating

E

### Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

### Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

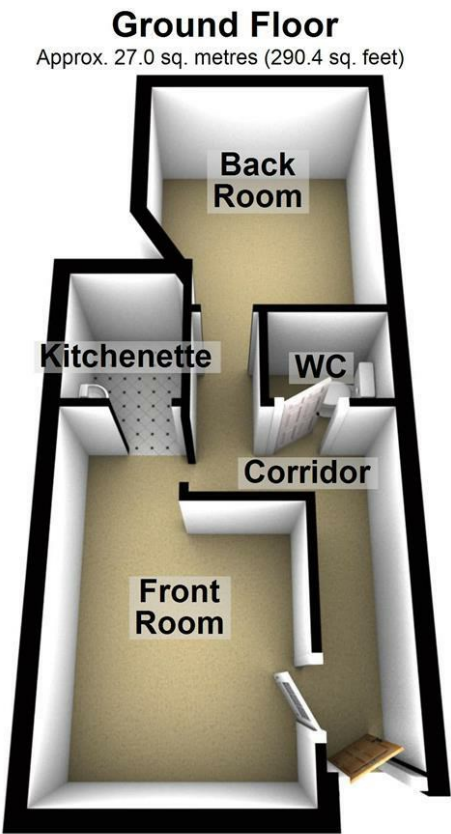
### Boundaries & Ownerships

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

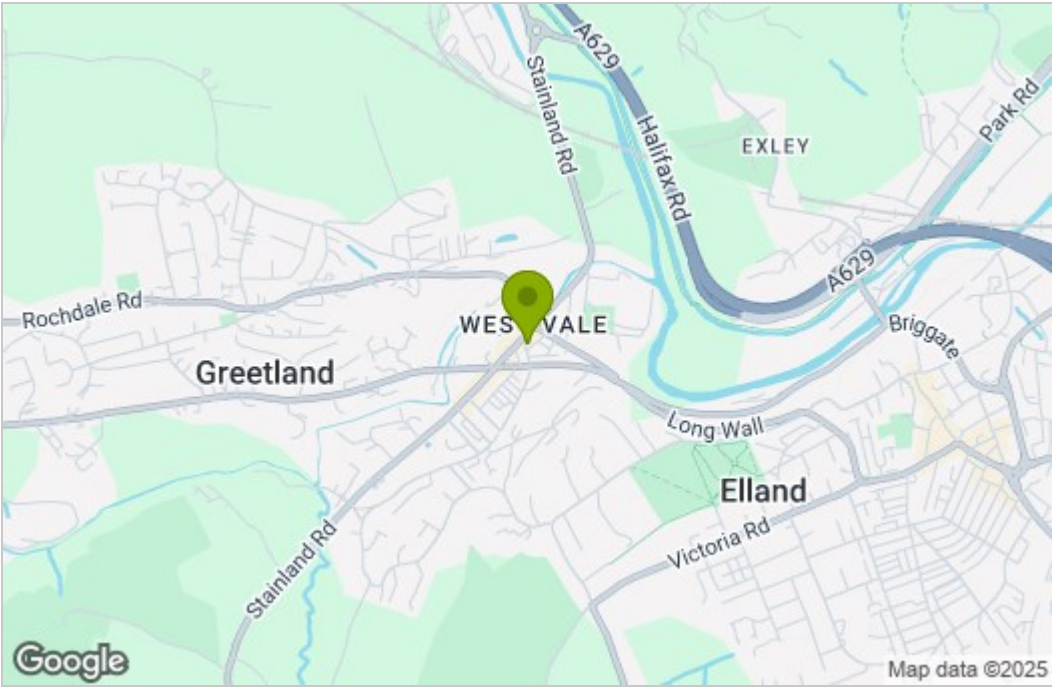
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

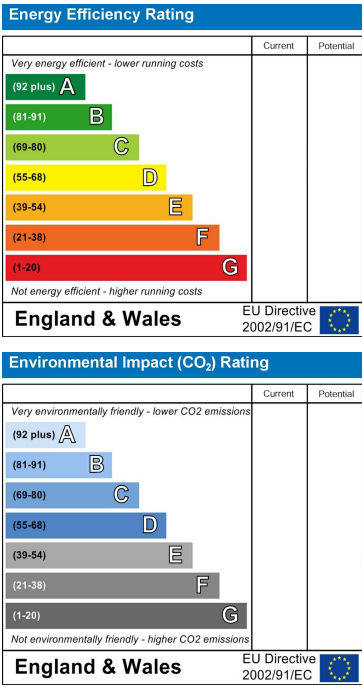


Total area: approx. 27.0 sq. metres (290.4 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.