



11 High Street, Halifax, HX4 8DN

**£130,000**

Offered FOR SALE is this TWO bedroom stone built through mid terrace in the most popular area of West Vale. Accommodation comprises; Lounge, dining kitchen and cellar. To the first floor; landing, two double bedrooms, master with walk in wardrobe and bathroom. Gardens front and rear. On street parking. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

## Ground Floor

### Lounge 11'7" x 14'5" (3.55 x 4.4)



Upvc double glazed window, Upvc door and Upvc obscure leaded effect double glazed panel above to rear. Living flame 'Ariston' gas fire with marble base and surround and wooden fireplace. Radiator, cornice to ceiling, telephone point and t.v. aerial lead. Door to dining kitchen;

### Dining Kitchen 11'5" x 12'1" (3.5 x 3.7)



Having a range of wall and base units with solid wood worktop. Wine rack, gas and electric cooker point, space for fridge/freezer. Stainless steel sink and drainer, wall mounted 'Pro exclusive' condensing combi boiler and stone flagged floor. Radiator, Upvc double glazed window and composite double glazed door with obscure double glazed panel above to front. Staircase access to first floor and door to staircase access to lower ground floor;

## Lower Ground Floor

### Cellar

Yorkshire stone flagged floor, two water meters, telephone point and plumbing for washing machine. Laminate worktop, gas meter, electric meter and fusebox.

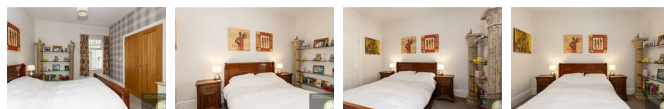
## First Floor

### Landing



Upvc double glazed window to front at bottom of stairs. Loft hatch with drop down ladder and having light. Boarded. Doors to bathroom and bedrooms;

## Bedroom One 11'5" x 11'5" (3.5 x 3.5)



Double bedroom with radiator, telephone point and Upvc double glazed window to rear. Walk in wardrobe with spotlights, shelving and hanging rails.

## Bedroom Two 8'8" max x 11'11" max (2.65 max x 3.65 max)



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

## Bathroom 4'7" x 8'0" (1.4 x 2.45)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower, mains waterfall shower and folding glass shower screen. Part tiled walls, spotlights, chrome heated towel radiator and Upvc obscure double glazed window to front.

## External



To the front is an enclosed yard and to the rear is an enclosed patio

## Parking

On street parking

## Tenure

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

## Water

Two water meters (one internal and one external)

## Energy Rating

TBC

## 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.

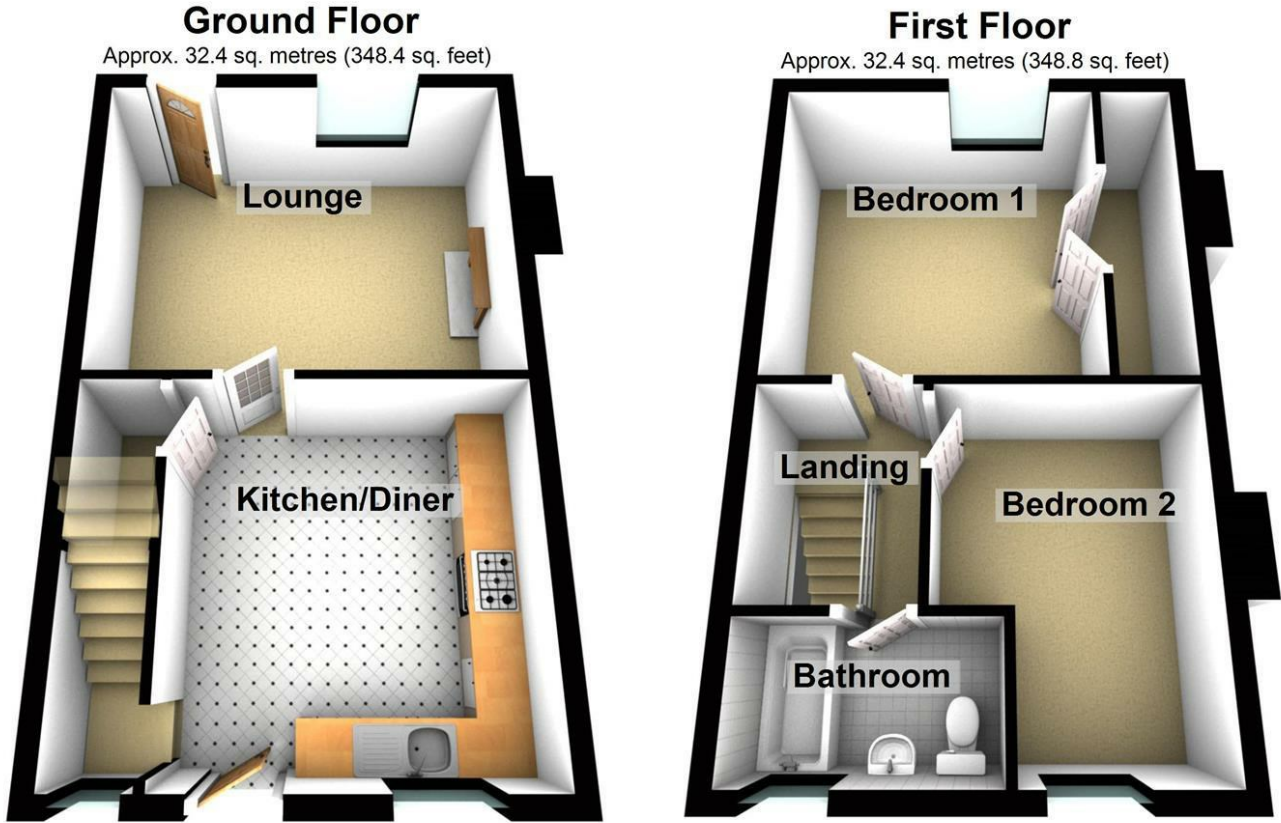
### **Boundaries & Ownerships**

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**

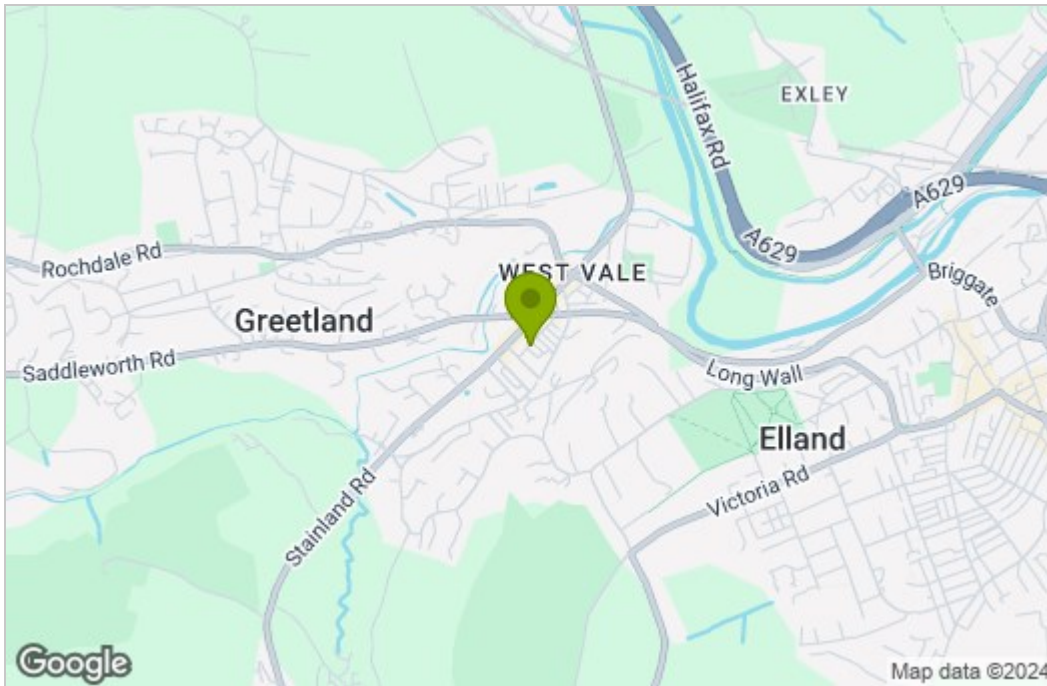
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 64.8 sq. metres (697.1 sq. feet)

## Area Map



## Energy Efficiency Graph

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