



## South View Sowood Fold, Halifax, HX4 9JP

**Offers Over £299,950**

Offered FOR SALE is this STUNNING THREE BEDROOM SEMI-DETACHED cottage packed with character in the sought after location of Sowood. Accommodation comprises; Entrance porch, spacious lounge with dual fuel cast iron fire and dining kitchen. To the first floor; landing, three double bedrooms and bathroom with four piece suite. Gardens to the front and rear. Off road parking to the side extending to the semi-detached garage with useful room above which could be used as a home office. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Porch

Tiled floor, beams to ceiling and exposed stone work. Composite obscure double glazed door to front. Door to lounge;

### Lounge 16'4" max x 18'4" max (5 max x 5.6 max)



Spacious room with wood floor and dual fuel cast iron stove with stone mantel and base and exposed stone chimney breast. Dado rail, two radiators, exposed beams to ceiling and spotlights. Wall lights and Upvc double glazed French doors and windows to front. Telephone point, t.v. aerial leads and understairs storage cupboard. Door to staircase access to first floor and double doors to dining kitchen;

### Dining Kitchen 8'0" x 18'4" (2.45 x 5.6)



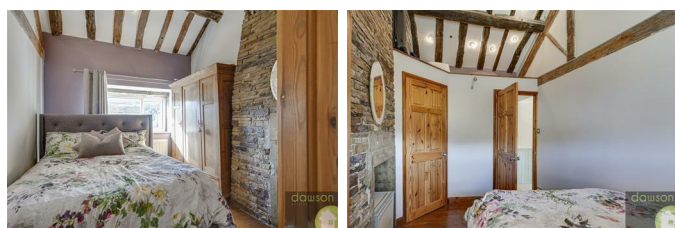
Having a range of wall and base units with laminate worktop and tiled splashbacks. Ceramic one and a half sink and drainer, plumbing for dishwasher and washing machine. Electric oven with gas hob and extractor hood above, space for fridge/freezer and spotlights. Radiator, dado rail and stop tap. Cupboard housing the fusebox and electric meter. Tiled floor, composite double glazed stable door and Upvc double glazed window to side, Upvc double glazed window and French doors with cat flap to rear.

## First Floor

### Landing

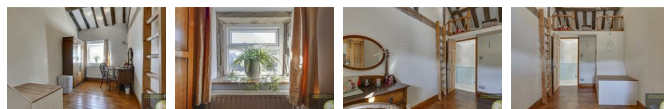
Spotlights, part wood paneled walls and radiator. Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 9'6" max x 13'1" max (2.9 max x 4 max)



Double bedroom with wood floor, radiator and exposed stone chimney breast. Upvc double glazed window to front with stone surround, exposed beams to ceiling and spotlights. Walk in wardrobe with spotlights and hanging rails. Storage above the walk in wardrobe and landing.

### Bedroom Two 8'0" x 13'1" (2.45 x 4)



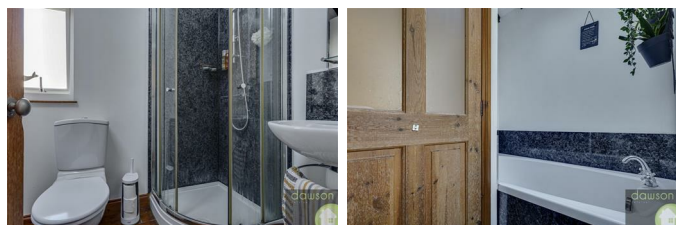
Double bedroom with wood floor, radiator and Upvc double glazed windows to side and front with stone surrounds. Exposed beams to ceiling, spotlights and storage above the landing.

### Bedroom Three 8'0" max x 10'5" max (2.45 max x 3.2 max)



Double bedroom with wood floor, radiator and dado rail. Upvc double glazed window to rear, spotlights and exposed beam to ceiling. Two wooden double glazed velux windows.

### Bathroom 8'0" max x 8'6" max (2.45 max x 2.6 max)



Four piece suite comprising low flush w.c. pedestal wash basin with laminate splashback, shower cubicle with shower walls and mains shower and bath with laminate splashback. Wood floor, radiator and Upvc obscure double glazed window to rear. Extractor fan, spotlights, exposed beam to ceiling and wooden double glazed velux window. Storage cupboard housing the wall mounted 'BAXI' combi boiler and storage above the landing.

## External



To the front is an enclosed patio and lawn garden. To the side is a driveway which extends to the rear. External lights. To the rear is a further lawn garden with bushes and shrubbery. Outside tap and security light.

## Garage



Semi-detached garage with double doors and security light. The garage has power and light, fusebox and stairs to a room above that could be used as a bar, games room or home office. Exposed beams to ceiling, Upvc obscure double glazed window to side, wooden double glazed velux window and electric wall mounted panel heater.

## Parking

Driveway provides off road parking

## Tenure

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

## Water

Water rates

## Energy Rating

D

## Council Tax Band

D

## 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.

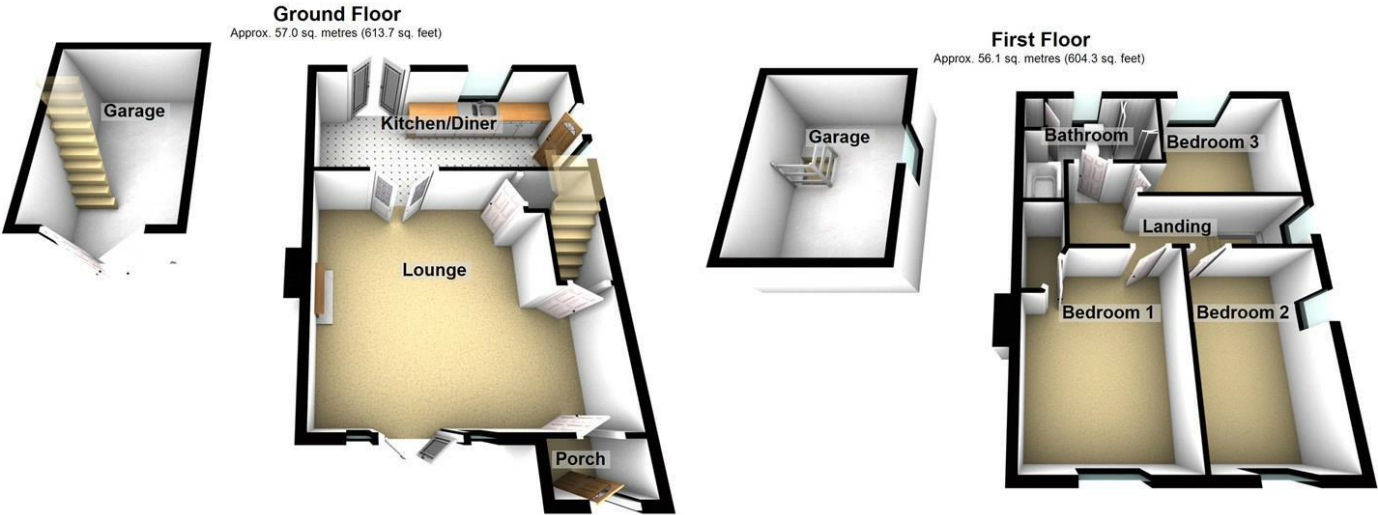
## Boundaries & Ownerships

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

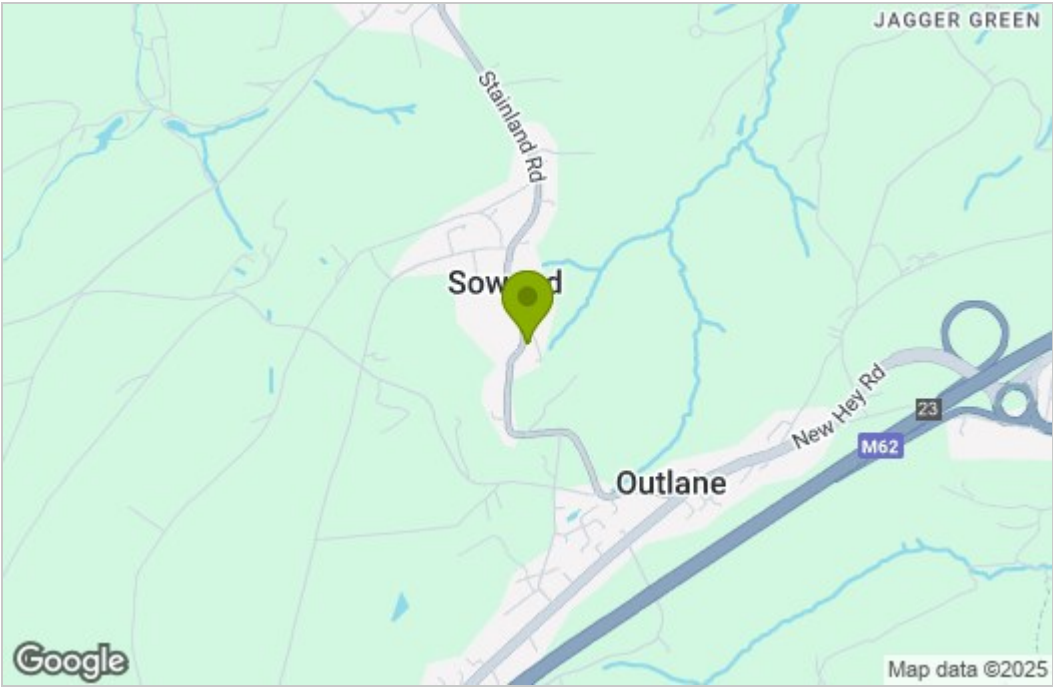
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Floor Plan

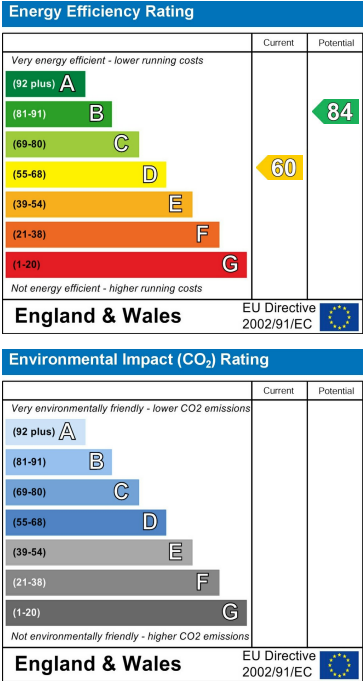


Total area: approx. 113.2 sq. metres (1218.0 sq. feet)

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.