



76 Oxford Lane, Halifax, HX3 9BJ

**Offers In The Region Of £280,000**

Offered FOR SALE is this spacious TWO bedroom DETACHED true bungalow in the popular area of Siddal. The accommodation comprises; Entrance hallway, inner hallway, lounge/dining room, kitchen, utility/cloaks/w.c. study/store, two double bedrooms and wet room. Garden to rear, off road parking to front and integral garage with electric doors. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network this is ideal for a retired couple. Viewing essential.

## Ground Floor

### Entrance Hallway 8'10" x 11'11" (2.7 x 3.65)



Upvc obscure double glazed door and Upvc double glazed leaded effect windows to front. Radiator and doors to inner hallway and integral garage;

### Integral Garage 9'2" x 19'8" (2.8 x 6)

Electric up and over door, Upvc obscure double glazed window to side and 'MAIN' wall mounted condensing combi boiler (Installed 2022). Fusebox, laminate worktop with tiled splashbacks and plumbing for washing machine. Power and light.

### Inner Hallway

Radiator, alarm control panel and controller for the heating (heating is app controlled). Doors to wet room, utility/cloaks/w.c, study/store, bedrooms, kitchen and lounge/dining room;

### Lounge/Dining Room 13'5" x 41'4" (4.1 x 12.6)



Three radiators, dado rail, air vent and wall lights. Coving to ceiling, Upvc double glazed leaded effect Bow window to front and Upvc double glazed sliding patio doors to rear. Living flame gas fire with brick effect fireplace and electric curtains to the bow window.

### Kitchen 6'10" x 12'1" (2.1 x 3.7)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric hob with extractor hood above, ceramic sink and drainer and electric oven and grill. Karndean flooring, heated towel radiator and stop tap. Upvc double glazed leaded effect window to front, extractor fan, Upvc ceiling and spotlights.

## Utility/Cloaks/w.c.

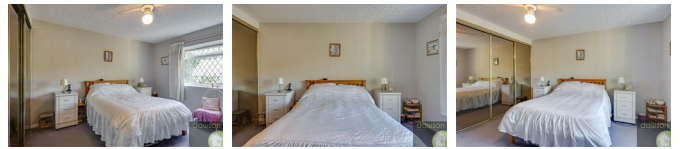


Tiled floor, base unit with stainless steel sink and drainer and wall units. The cloaks/w.c. has a tiled floor, tiled walls and a low flush w.c. and sink with vanity unit. Extractor fan.

### Study/Store

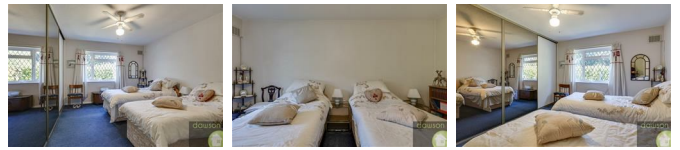
Laminate worktop, laminate floor and telephone point. Steps to the loft. Loft is boarded and has power and light.

### Bedroom One 12'11" x 14'9" (3.95 x 4.5)



Double bedroom with radiator, Upvc double glazed leaded effect window to rear and telephone point. Fitted wardrobes with mirrored sliding doors.

### Bedroom Two 12'11" x 14'9" (3.95 x 4.5)



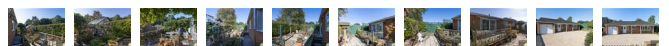
Double bedroom with radiator, air vent and Upvc double glazed leaded effect window to rear. Fitted wardrobes with sliding mirrored doors.

### Wet Room 6'10" x 9'2" (2.1 x 2.8)



Tiled walls, tiled floor (put down in 2023) and Upvc obscure double glazed window to side. Low flush w.c. pedestal wash basin and shower with mains waterfall and mixer shower. Upvc ceiling, spotlights and chrome heated towel radiator.

## External



To the front is a block paved driveway for parking for three cars. Rockery and external light. To either side

is access to the rear. To one side are the gas and electric meters. To the rear is a decked area and patio with raised flowerbeds and greenhouse. Outside socket and outside tap.

### **Parking**

Driveway provides off road parking for three cars

### **Tenure**

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

### **Water**

Water meter

### **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.

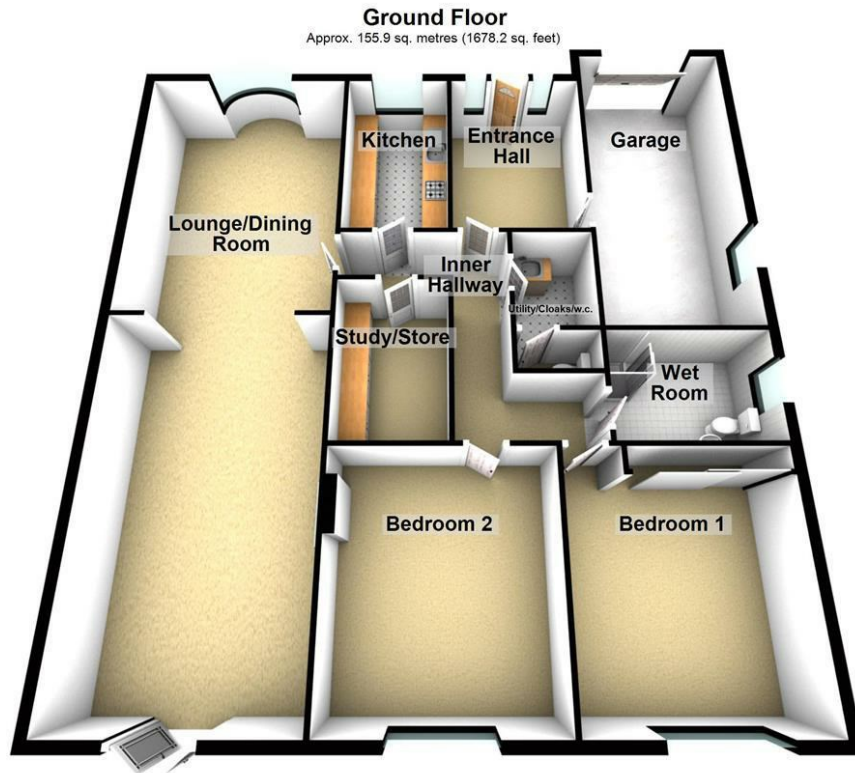
### **Boundaries & Ownerships**

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**

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.**

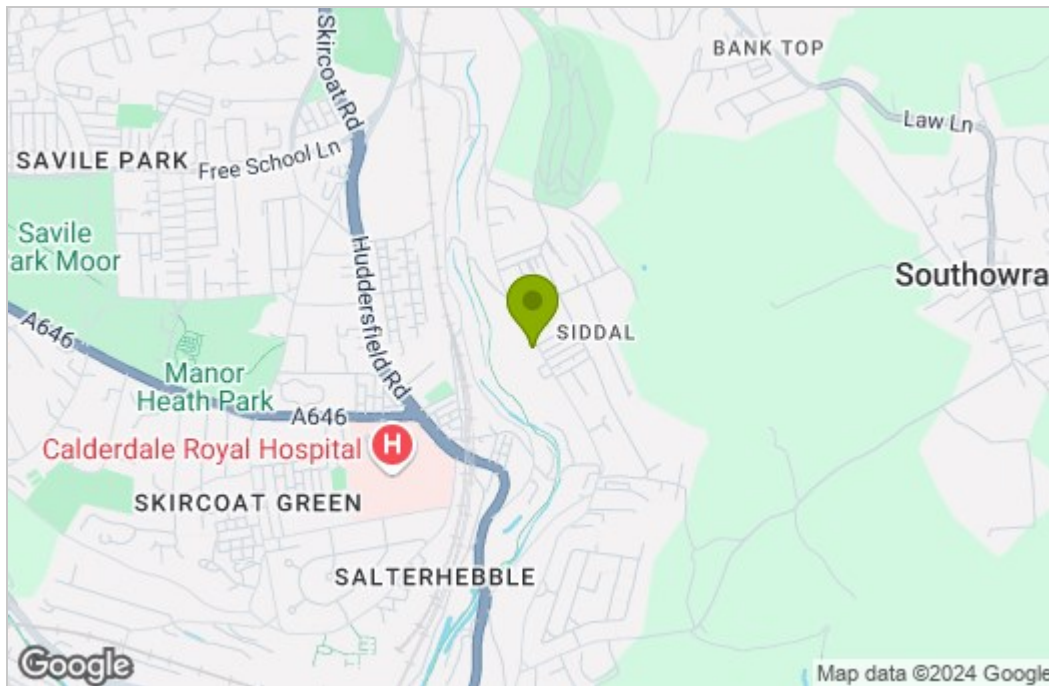
# Floor Plan



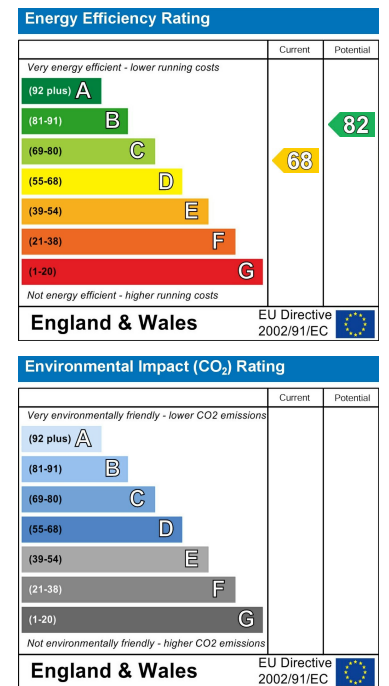
**Ground Floor**  
Approx. 155.9 sq. metres (1678.2 sq. feet)

Total area: approx. 155.9 sq. metres (1678.2 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.