



10 Grandsmere Place, Halifax, HX3 0DP

£350,000

Offered FOR SALE is this FIVE bedroom stone built MID TERRACE in the Manor Heath area of Halifax. Accommodation comprises; Entrance hallway, lounge with bay window, dining room, breakfast kitchen, store and cloaks/w.c. Cellar. To the first floor; landing, two double bedrooms, single bedroom and modern bathroom with four piece suite. To the second floor; landing, two double bedrooms and two store rooms (one of which could be made into a shower room). Gardens front and rear. On street parking. The property benefits from majority Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. This grand terrace is an ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Two radiators, laminate floor and spotlights. 'Worcester' room stat, cornice to ceiling and telephone point. Composite obscure double glazed door with Upvc obscure double glazed panel above to front. Staircase access to first floor and doors to staircase access to lower ground floor, kitchen, dining room and lounge;

Lounge 14'7" x 14'9" exc. bay (4.45 x 4.5 exc. bay)



Radiator, cornice to ceiling, picture rail and t.v. point. Upvc double glazed bay window to front (new leaded roof done 2023). Remote controlled gas fire with decorative fireplace (supplied and fitted by Energy Innovations).

Dining Room 14'7" x 15'8" (4.45 x 4.8)



Radiator, cornice to ceiling and Upvc double glazed window to rear. Picture rail, t.v. point and living flame gas fire with marble effect surround and base and wooden fireplace (Supplied and fitted by Energy Innovations).

Breakfast Kitchen 10'7" x 13'11" (3.25 x 4.25)



Having a range of wall and base units with granite worktop and splashbacks. Integrated 'Neff' dishwasher, fridge/freezer and 'Neff' double oven and microwave/grill. Kickboard heaters, 'Neff' four ring induction hob with glass splashback and extractor hood above. Integrated 'Neff' washing machine, 'Quooker' instant hot water tap and coving to ceiling. Breakfast bar, Upvc double glazed window and composite obscure double glazed stable door with Upvc obscure double glazed panel

above to side. Laminate floor, under cupboard lighting and one and a half inset sink and drainer. Door to store room;

Store Room 3'5" x 5'6" (1.05 x 1.7)

Loft hatch, fusebox, electric and gas meter. Air vent and wall mounted 'Worcester' condensing combi boiler. Door to cloaks/w.c.;

Cloaks/w.c. 3'5" x 5'2" (1.05 x 1.6)

Two piece suite comprising low flush w.c. and sink with vanity unit and tiled splashback. Radiator and Upvc obscure double glazed window to side.

Lower Ground Floor

Cellar

Stone flagged floor and stone shelving. Tap, power and light. Single glazed window to rear.

First Floor

Landing



Radiator, cornice to ceiling and picture rail. Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 14'7" x 14'9" (4.45 x 4.5)



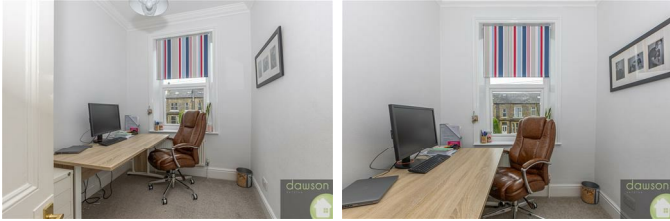
Double bedroom with radiator, cornice to ceiling, dado rail and usb socket. Upvc double glazed window to front.

Bedroom Two 14'7" x 15'8" (4.45 x 4.8)



Double bedroom with radiator, cornice to ceiling and Upvc double glazed window to rear.

Bedroom Three 6'10" x 9'6" (2.1 x 2.9)



Single bedroom with radiator, telephone point and cornice to ceiling. Upvc double glazed window to front.

Bathroom 6'6" x 10'9" (2 x 3.3)



Four piece suite comprising low flush w.c. sink with vanity unit 'Ultima' bath with mixer shower and double shower cubicle with mixer shower and mains waterfall shower. Underfloor heating (independent to main heating), sensor light up mirror with bluetooth, electric shaver point and tiled floor. Part tiled walls, chrome heated towel radiator (can be used independently to main heating) and inset shelving with light. Spotlights and Upvc obscure double glazed window to rear.

Second Floor

Landing

Spotlights, wooden double glazed velux window and beam to ceiling. Doors to store rooms and bedrooms;

Bedroom Four 10'5" x 15'1" (3.2 x 4.6)



Double bedroom with radiator, beam to ceiling and wall lights. Wood paneled ceiling, wooden double glazed velux window, usb socket and undereaves storage.

Bedroom Five 10'2" x 15'1" (3.1 x 4.6)



Double bedroom with radiator, spotlights and wooden double glazed velux window. T.v. point and undereaves storage.

Store Room 6'10" x 11'3" (2.1 x 3.45)



Wooden double glazed velux window and beam to ceiling.

Store Room 6'10" x 9'10" (2.1 x 3)

Double glazed velux window, beams to ceiling and wall light.

External



To the front is an enclosed patio and slate garden with mature bushes and shrubbery. Flowerbeds. Outside tap, double socket and security light. To the rear is an enclosed patio. Outside tap.

Parking

On street parking

Tenure

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

Water

Water Rates

Energy Rating

TBC

Council Tax Band

C

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.

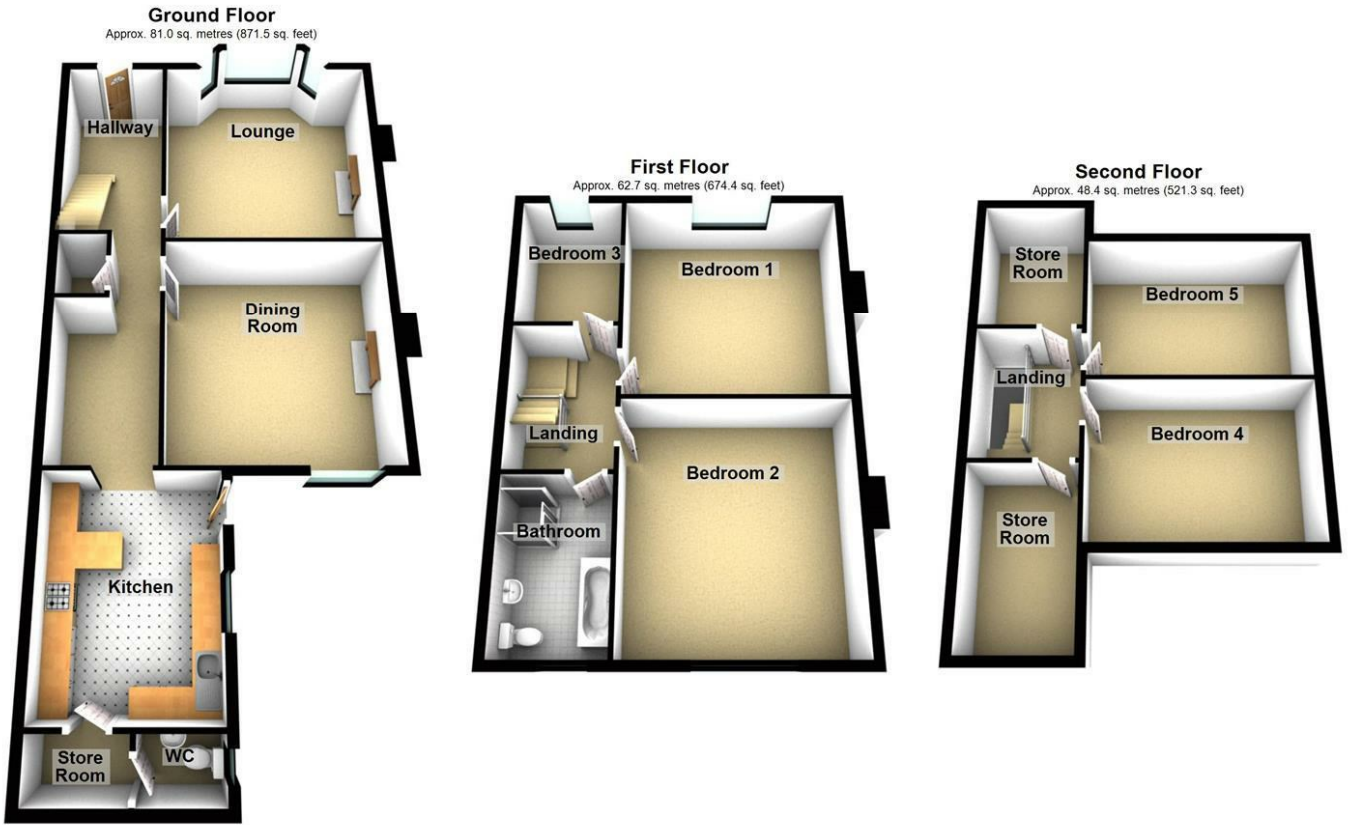
Boundaries & Ownerships

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

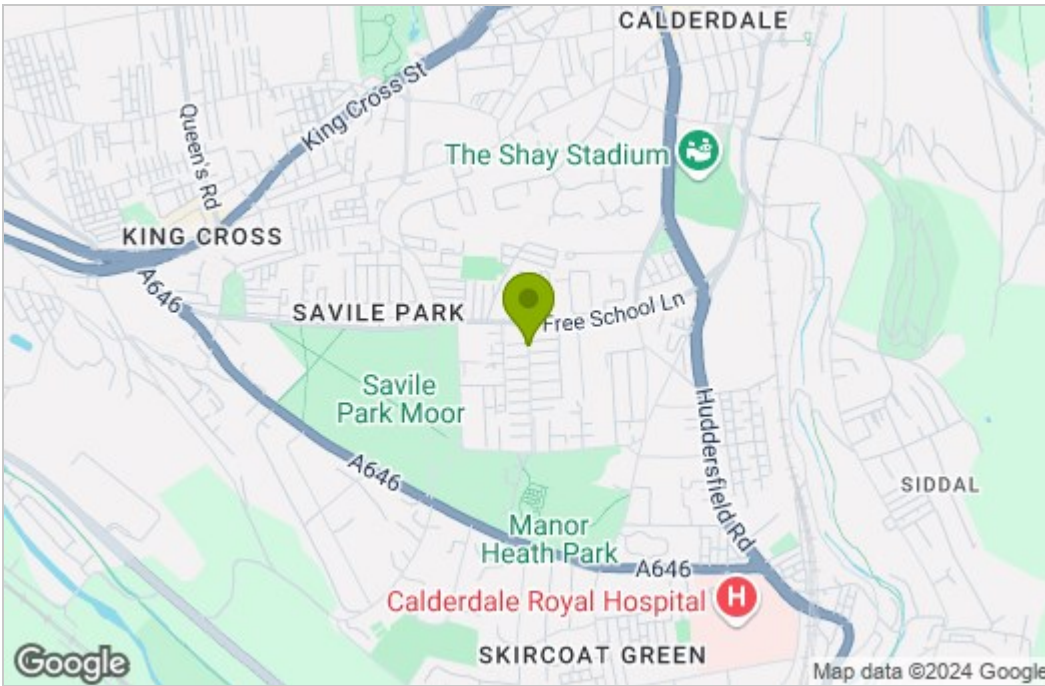
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Floor Plan

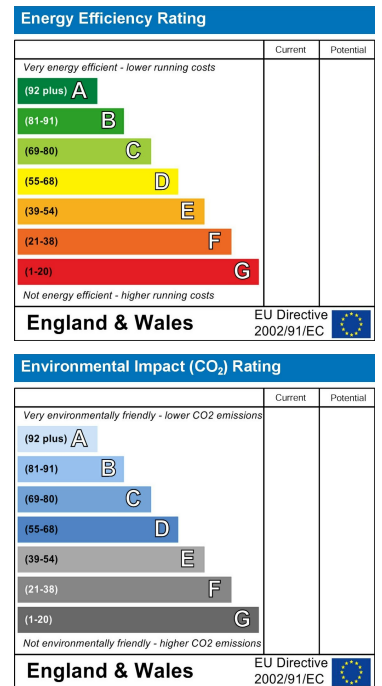


Total area: approx. 192.0 sq. metres (2067.2 sq. feet)

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.