



17 Springwood Drive, Halifax, HX3 0TQ

£350,000

Offered FOR SALE is this FOUR bedroom DETACHED property on this lovely cul-de-sac in the sought after Lower Skircoat area of Halifax. Accommodation comprises; Entrance porch, spacious open plan lounge and dining area, modern kitchen, conservatory where you can enjoy the superb views, inner hallway, double bedroom and shower room. To the first floor; landing, three double bedrooms and bathroom. Garden and driveway to front. South facing garden to rear. Garage just a short walk away. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Skircoat Green, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Porch

With uPVC double glazed panels to three sides and Upvc obscure double glazed door to front. Rubber matting. From the Entrance Porch a uPVC double glazed obscure entrance door with side panels leads to lounge/diner;

Lounge/Diner 14'5" max x 26'8" max (4.4 max x 8.15 max)



Upvc double glazed window to the front, feature "marble" fireplace with encased living flame gas fire with matching hearth. T.v. aerial lead, cable point, telephone point and two radiators. Mobile room stat, t.v. point, wall light and usb socket. Door to inner hallway, staircase access to first floor, opening to conservatory and door to kitchen;

Kitchen 9'9" x 10'8" (2.98 x 3.27)



Having a range of modern grey wall and base units with laminate worktop and gold coloured splashbacks. 'Lamona' acrylic one and a half sink unit with mixer tap, Delonghi multi fuel cooking range with glass splashback and extractor hood above, integrated dishwasher, and an integrated washing machine. Upvc double glazed window to the rear enjoying delightful views. Radiator, stop tap and a Upvc obscure double glazed side entrance door. Upvc ceiling, spotlights, plinth and under cupboard lighting.

Conservatory 9'4" x 13'2" (2.86 x 4.03)



Upvc double glazed windows to rear and both sides. Upvc double glazed sliding patio doors open to steps leading to the south facing garden. The views can be enjoyed whilst sitting in this light and airy room.

Inner Hallway

Upvc double glazed window to front, storage cupboard and doors to shower room and bedroom four;

Bedroom Four 9'5" x 10'5" (2.89 x 3.18)



Double bedroom with Upvc double glazed window to the side, cupboard housing the 'Ideal Logic' condensing combi boiler. Radiator, usb socket, cable point, telephone point and useful understairs storage. Fusebox and electric meter.

Shower Room 5'1" x 5'2" (1.55 x 1.6)



Three piece suite comprising low flush w.c. sink with vanity unit and fully tiled shower cubicle with electric 'Mira' shower unit. Fully tiled walls, modern radiator and an extractor fan. Upvc obscure double glazed window to the front.

First Floor

Landing

Upvc double glazed window to rear, undereaves storage, radiator and loft hatch with drop down ladder (the loft is fully boarded and has light). Doors to bathroom and bedrooms;

Bedroom One 11'5" x 13'5" (3.5 x 4.1)



Double bedroom with Upvc double glazed window to front. Built in wardrobe with hanging space and cupboard above. Radiator, cable point, air vent and usb socket.

Bedroom Two 9'5" x 13'3" (2.89 x 4.04)



Double bedroom with Upvc double glazed window to front. Built in wardrobe with hanging space and cupboard above. Radiator, usb socket and air vent.

Bedroom Three 6'6" x 11'8" (1.99 x 3.57)



Double bedroom with Upvc double glazed window to rear enjoying the superb panoramic views. Radiator and air vent.

Bathroom 6'2" x 7'6" (1.9 x 2.3)



Modern three piece suite comprising low flush WC, sink with vanity unit and bath with mains shower and waterfall shower. Upvc obscure double glazed window to rear. Chrome heated towel radiator. Fully tiled walls and upvc ceiling with inset spotlights and an extractor fan. Sensor illuminated mirror

External



To the front of the property there is a garden with drive providing off road parking facilities. Two outside sockets and external light. To one side is an outside socket and to the other side is an external light. To the rear of the property there is a south facing tiered terraced garden with artificial lawn, patio, mature trees and shrubs. Security light, outside socket and outside tap. Under the house and conservatory is useful storage. Under the house has light and power and is where the gas meter is. Under the conservatory has light.

Garage

Single garage with up and over door just a short walk away situated at the end nearest the house in the row of garages.

Parking

Off road parking to the front of the house. Garage and off road parking in front of the garage. On street parking also available.

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

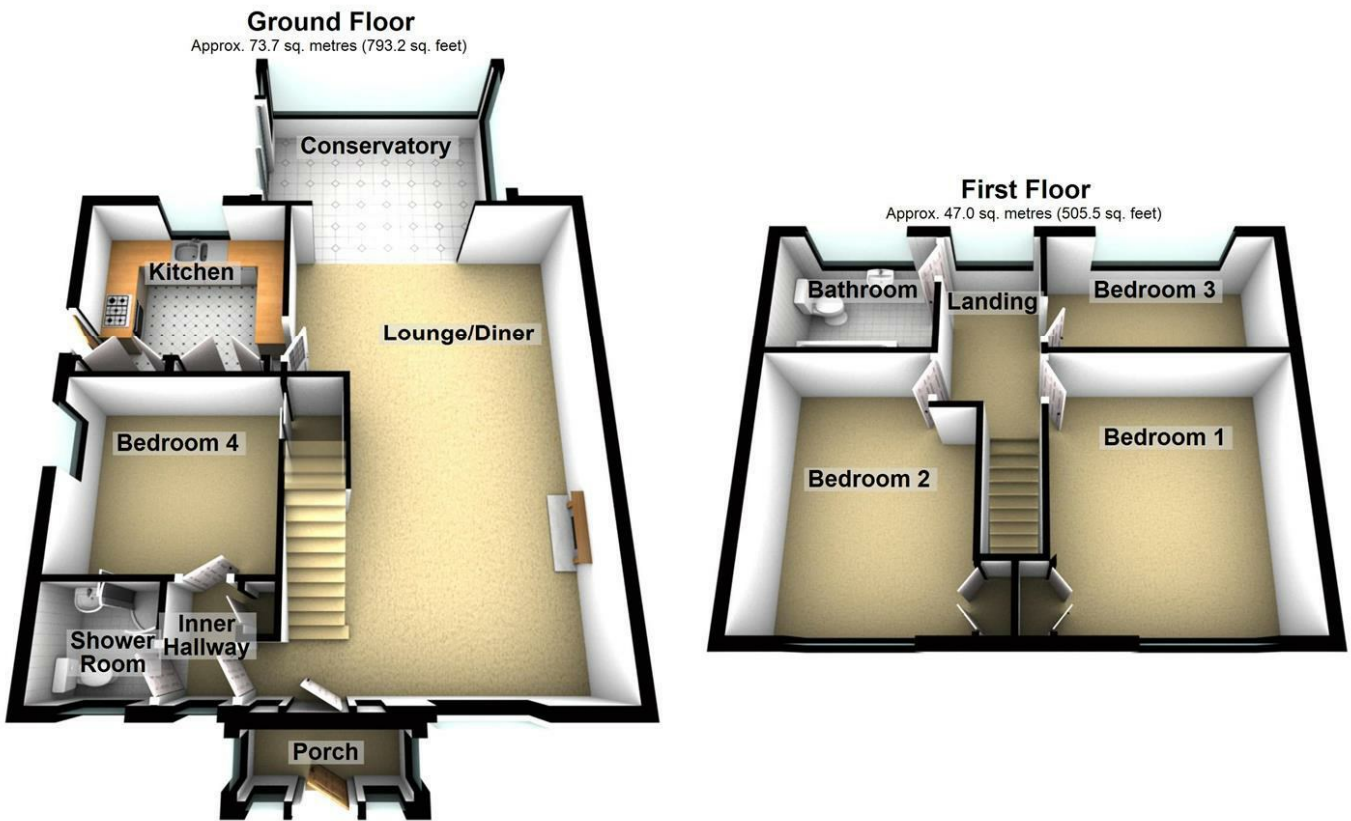
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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

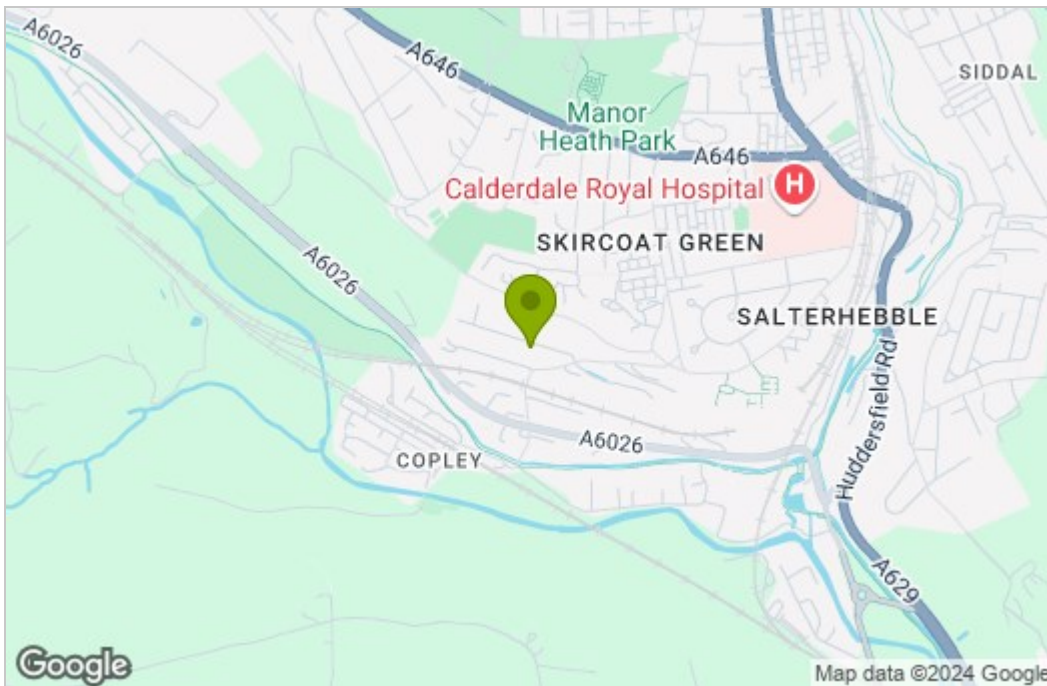
information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

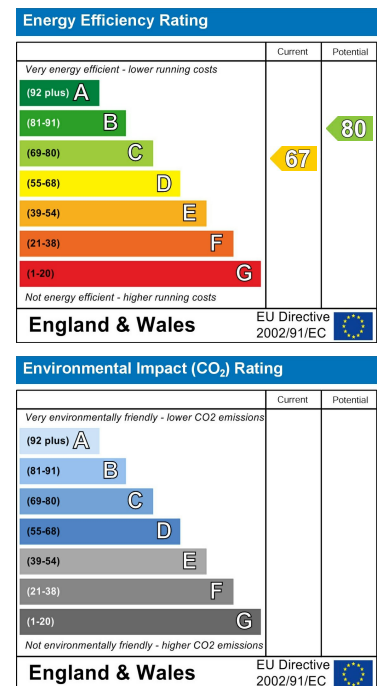


Total area: approx. 120.7 sq. metres (1298.7 sq. feet)

Area Map



Energy Efficiency Graph



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