



17 Albert Court Albert Road, Halifax, HX2 0DT

£175,000

Offered FOR SALE is this FOUR bedroom end town house with planning permission for a single storey rear extension (923/01246/HSE). Accommodation comprises; Entrance lobby, open plan lounge/kitchen. To the first floor; landing, bedroom and shower room. To the second floor; landing, three bedrooms and bathroom. Driveway to front and gardens to the side and rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc double glazed door, staircase access to first floor and door to lounge/kitchen;

Lounge/Kitchen 12'1" x 26'10" (3.7 x 8.2)



A large open family space with the living room to one end and the modern fitted kitchen to the other. The living room has patio doors opening out to the front of the property allowing in plenty of natural light. Double glazed window and central heating radiator. Wall mounted TV point. The kitchen comprises of a range of matching high gloss cream wall and base units. Complementary work surfaces and tiled splashback. Large fitted range style oven with overhead filter hood. Space and plumbing for an automatic washing machine. Space for a tall fridge freezer and double glazed window overlooks the rear garden.

First Floor

Landing



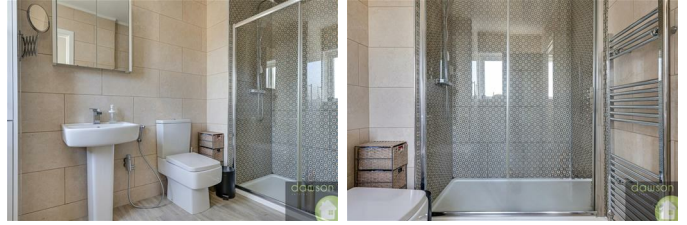
Radiator, staircase access to second floor and doors to shower room and bedroom;

Bedroom One 12'1" x 15'5" (3.7 x 4.7)



With fitted wardrobes providing storage solutions. Double glazed window and central heating radiator.

Shower Room 5'10" x 11'1" (1.8 x 3.4)



A spacious fully tiled contemporary shower room comprising of a large walk in shower with mixer shower, wash basin with pedestal and mirrored cabinet above and low flush wc. Store cupboards. Double glazed frosted window and central heating radiator.

Second Floor

Landing



Double glazed window. Loft access. Doors to bathroom and bedrooms;

Bedroom Two 9'10" x 11'9" (3 x 3.6)



Double glazed window and central heating radiator.

Bedroom Three 5'10" x 11'1" (1.8 x 3.4)



Double glazed window and central heating radiator.

Bedroom Four 5'10" x 6'6" (1.8 x 2)



Double glazed window and central heating radiator.

Bathroom



A fully tiled family bathroom with a three piece white suite comprising of a bath with mixer shower over, sink with pedestal and mirror over and low flush wc. Central heating radiator.

External



To the front of the property is an off road parking space. There is a side access gate which provides an entry to the side and rear gardens. This property stands on a larger than average plot with planning permission to extend.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

C

Council Tax Band

B

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

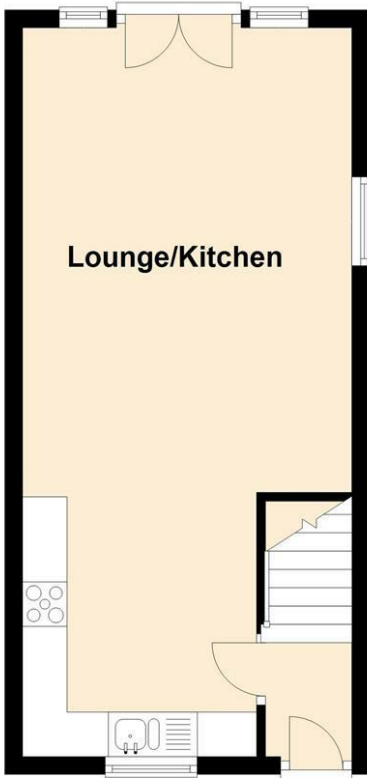
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

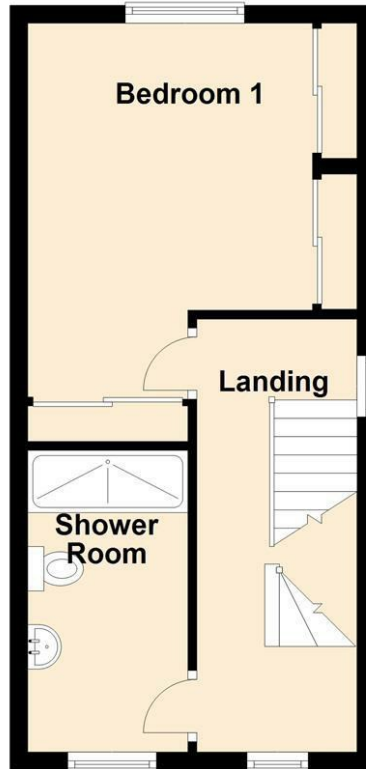
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 30.3 sq. metres (326.4 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.4 sq. feet)

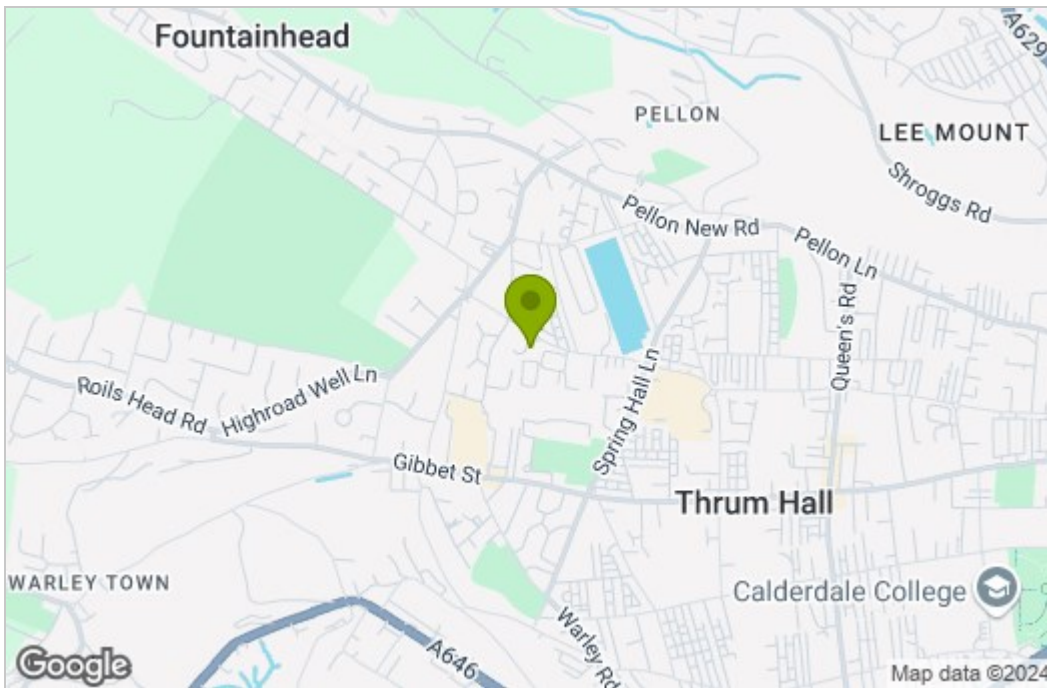


Second Floor
Approx. 30.3 sq. metres (326.4 sq. feet)

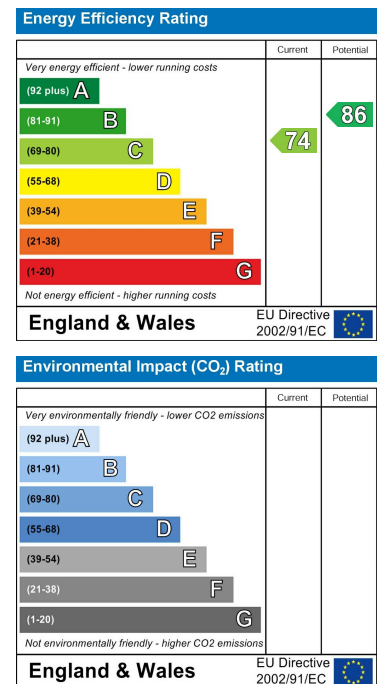


Total area: approx. 91.0 sq. metres (979.2 sq. feet)

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.