



24 Adgil Crescent, Halifax, HX3 9SD

**£199,500**

Offered FOR SALE with NO CHAIN is this THREE bedroom end terrace in the popular area of Southowram, Halifax. Accommodation comprises; Entrance lobby, lounge and breakfast kitchen. To the first floor; landing, three bedrooms and bathroom. Garden to side and rear. Off road parking to front (kerb has not been dropped) The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.



## Ground Floor

### Entrance Lobby

Obscure wooden double glazed door to front, laminate floor and radiator. Staircase access to first floor and door to lounge;

### Lounge 13'3" max x 14'11" max (4.05 max x 4.55 max )



Upvc double glazed window to front, laminate floor and insert to chimney breast. T.v. point, telephone point and cable point. Door to breakfast kitchen;

### Breakfast Kitchen 9'6" max x 16'6" max (2.9 max x 5.05 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and space for fridge/freezer. Gas cooker point, mobile room stat and air vent. Radiator, laminate floor and two Upvc double glazed windows to rear. Upvc double glazed window and Upvc obscure double glazed door to side. Stop tap, two storage cupboards, one housing the wall mounted 'BAXI' condensing combi boiler and fusebox and having a Upvc double glazed window to side.

## First Floor

### Landing

Upvc double glazed window to side, loft hatch with drop down ladder (Loft is fully boarded and has light and a double glazed velux window) Doors to bathroom and bedrooms;

### Bedroom One 10'9" x 10'11" (3.3 x 3.35)



Double bedroom with laminate floor, radiator and Upvc double glazed window to front.

### Bedroom Two 8'6" x 11'9" (2.6 x 3.6)



Double bedroom with radiator, air vent and Upvc double glazed window to rear.

### Bedroom Three 8'4" x 8'8" (2.55 x 2.65)



Single bedroom with radiator, air vent and Upvc double glazed window to rear.

### Bathroom 5'4" x 7'8" (1.65 x 2.35)



Three piece suite comprising low flush w.c. sink with waterfall tap and bath with waterfall tap, mains mixer and waterfall shower over with folding glass shower screen. Tiled floor, walls, Upvc ceiling and spotlights. Heated towel radiator and Upvc obscure double glazed window to side.

## External



To the front is off road parking (kerb not dropped). To the side is an outside store underneath the stairs, external light and lawn. To the rear is a lawn garden. Outside tao, gas and electric meters and steel framed hut.

## Parking

Off road parking to front (kerb not dropped).

## Tenure

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

## Water

Water Rates

### **Energy Rating**

D

### **Council Tax Band**

A

### **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.

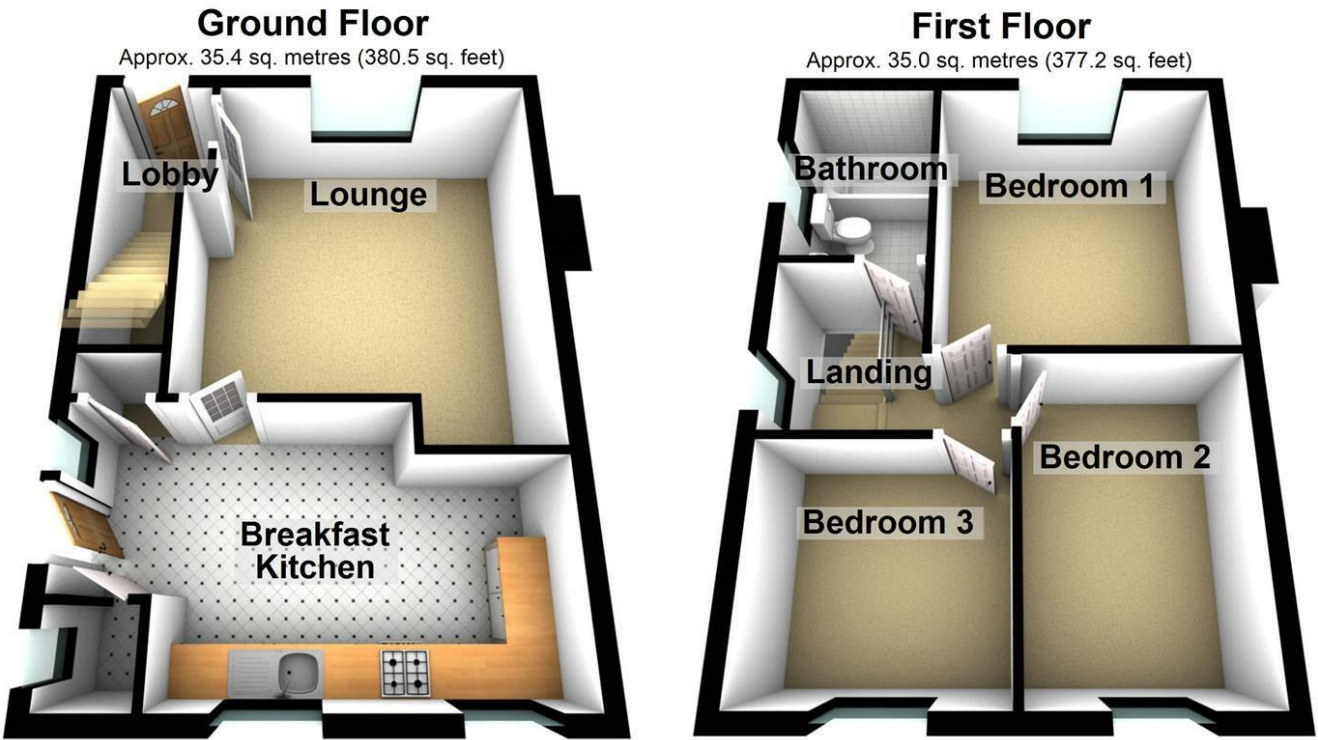
### **Boundaries & Ownerships**

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

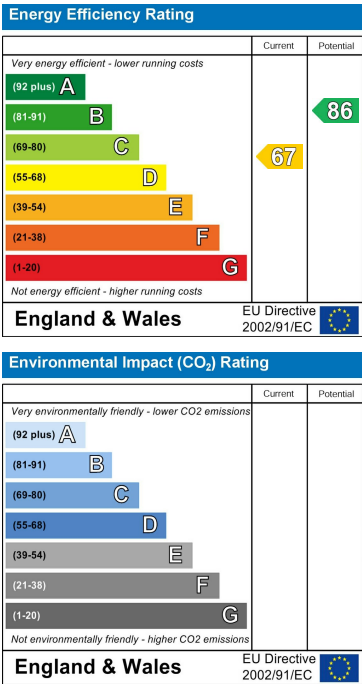


Total area: approx. 70.4 sq. metres (757.8 sq. feet)

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.