



60 Fern Street, Halifax, HX3 6NP

**£240,000**

Offered FOR SALE is this deceptively spacious FOUR double bedroom end town house in the popular area of Boothtown, Halifax. Accommodation comprises; Kitchen, inner hallway and spacious lounge. To the first floor; landing, two double bedrooms and bathroom. To the second floor; landing, two double bedrooms and shower room. Enclosed garden to rear and on street parking to front. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Kitchen 10'5" x 11'5" (3.2 x 3.5)



Having a range of wall and base units with laminate worktop and splashback, stainless steel one and a half sink and drainer, electric oven, induction hob with glass splashback and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Under cupboard lights, spotlights and air vent. Radiator, gas and electric meter. Upvc double glazed window and composite obscure double glazed door with windows above to front. Stop tap, tiled floor and wall mounted 'Glow worm' condensing combi boiler. Door to inner hallway;

### Inner Hallway



Tiled floor, programmer and room stat. Understairs storage housing the fusebox. Staircase access to first floor and door to lounge;

### Lounge 11'5" x 17'8" (3.5 x 5.4)



Radiator, t.v. point and telephone point. Upvc double glazed French doors and windows to rear.

## First Floor

### Landing

Radiator, telephone point and staircase access to second floor. Doors to bathroom and bedrooms;

### Bedroom One 10'11" x 11'5" (3.35 x 3.5)



Double bedroom with radiator, t.v. point and Upvc double glazed window to rear.

### Bedroom Two 11'3" x 11'5" (3.45 x 3.5)



Double bedroom with radiator, cable point and t.v. point. Upvc double glazed window to front.

### Bathroom 5'10" x 7'10" (1.8 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen, mains shower and waterfall shower. Tiled floor, tiled walls and chrome heated towel radiator. Spotlights and extractor fan.

## Second Floor

### Bedroom Three 11'5" max x 11'11" max (3.5 max x 3.65 max)



Double bedroom with radiator, t.v. point and wooden double glazed velux window.

### Bedroom Four 10'2" x 11'5" (3.1 x 3.5)



Double bedroom with radiator, t.v. point and wooden double glazed velux window.

### Shower Room 4'9" x 7'10" (1.45 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with mains shower and waterfall shower. Tiled floor, tiled walls and chrome heated towel radiator. Spotlights and extractor fan.

### External



Paveline frontage and external light to front. Enclosed patio and artificial lawn garden to rear with external/sensor light. Separate bin store.

### Parking

On street parking to front.

### Tenure

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

### Water

Water meter

### 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.

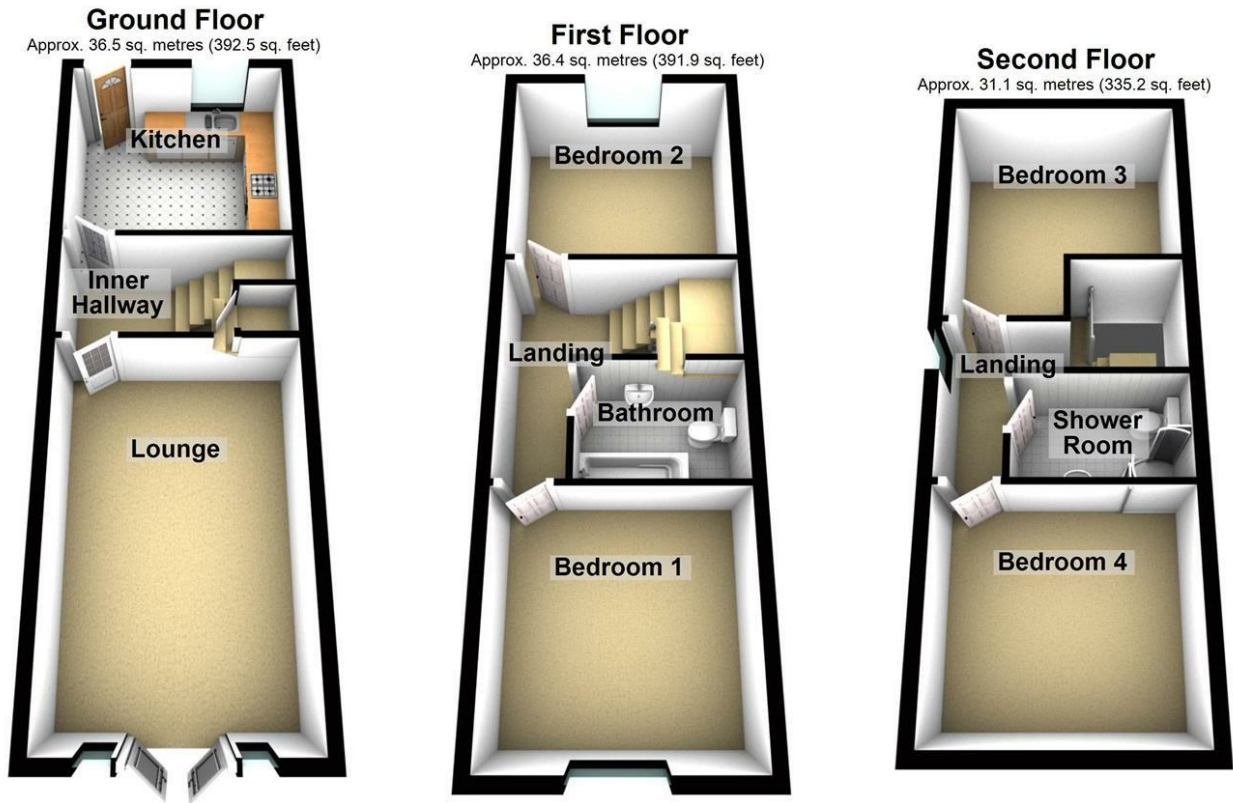
### Boundaries & Ownerships

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

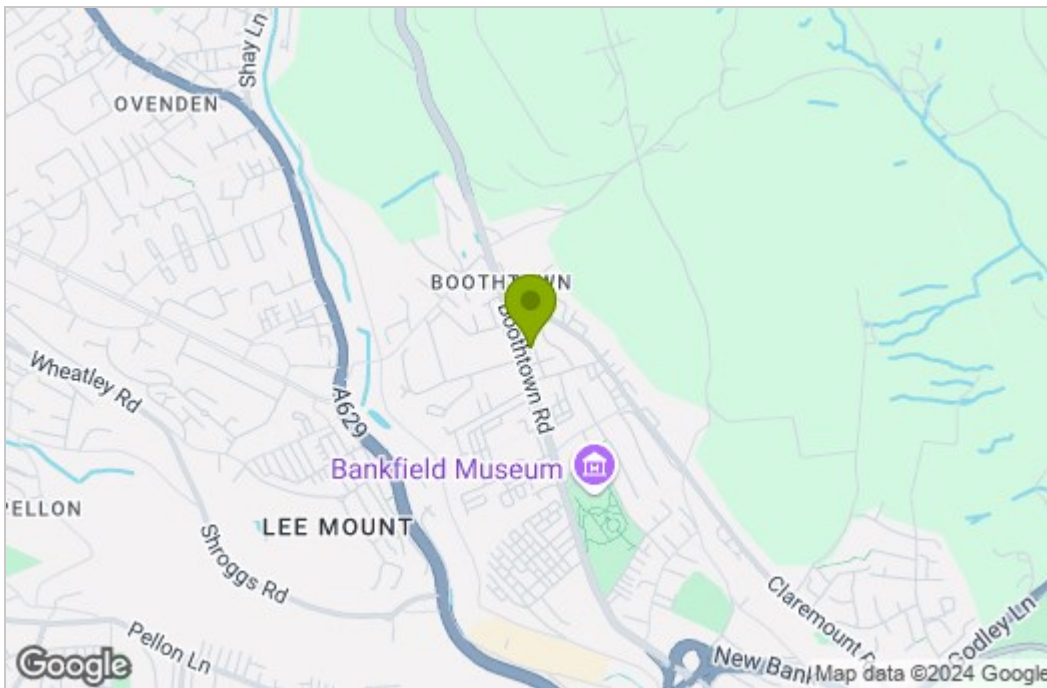
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

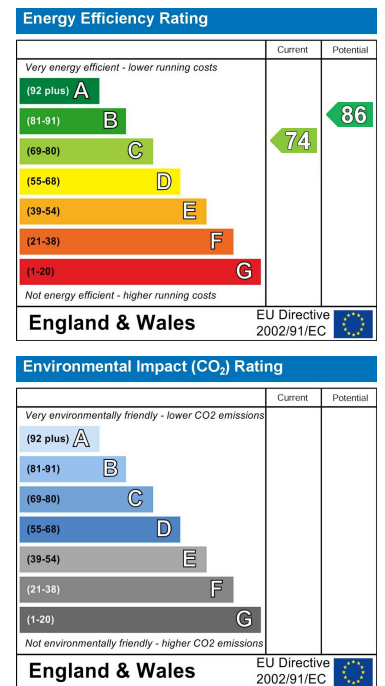


Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

## 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.