

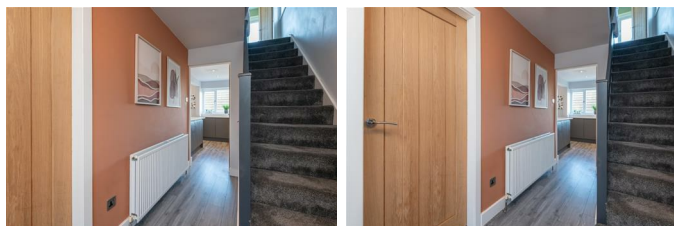
29 Green Lane, Halifax, HX4 9JL

Offers In The Region Of £299,950

Offered FOR SALE is this well presented THREE bedroom semi-detached in the ever popular area of Sowood. Accommodation comprises; Entrance hallway and open plan lounge/dining/kitchen. Landing, three bedrooms and bathroom to the first floor. Garden to rear. Off road parking to front and garage. The property benefits from Upvc double glazing and gas central heating. The property was rewired and had a new fusebox, windows and doors in 2021. The vendors also had a steel beam installed between the kitchen and dining area in 2021 and there is building regulations for that and the doors and windows. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite double glazed door and side panel to front, radiator and cupboard housing the fusebox and electric meter. Understairs storage, laminate floor and staircase access to first floor. Doors to lounge/dining/kitchen;

Lounge/Dining/Kitchen 17'6" max x 24'3" max (5.35 max x 7.4 max)



Laminate floor, Upvc double glazed window to front and Upvc double glazed window and sliding patio doors to rear. Two radiators, spotlights and mobile room stat. The kitchen has a range of wall and base units with granite worktop and splashback as well as tiled splashbacks, electric oven, four ring gas hob and extractor hood above. Dishwasher, washing machine, fridge and freezer.

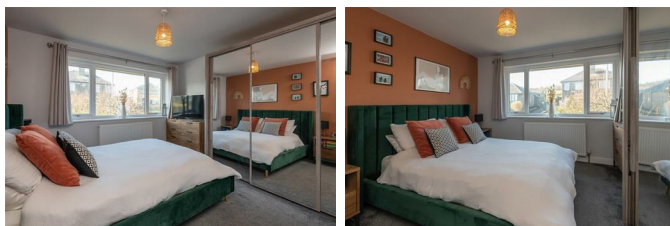
First Floor

Landing



Upvc double glazed window to side, cupboard housing the 'BAXI' combi boiler and loft hatch with drop down ladder and light. Doors to bathroom and bedrooms;

Bedroom One 12'1" max x 12'7" max (3.7 max x 3.85 max)



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

Bedroom Two 11'9" max x 12'3" max (3.6 max x 3.75 max)



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

Bedroom Three 6'10" x 9'10" (2.1 x 3)



Single bedroom with radiator and Upvc double glazed window to front.

Bathroom 5'2" x 7'8" (1.6 x 2.35)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower and glass shower screen. Spotlights, heated towel radiator, part tiled walls and Upvc obscure double glazed window to rear.

External



To the front is a driveway for 2/3 cars. Two external solar lights. To the side is the gas meter. To the rear is a patio and lawn. Outside double socket, two solar lights and external light.

Garage

Up and over door. Power and light. Composite door and Upvc obscure double glazed window to rear. Roof replaced in 2021.

Parking

Off road parking for 2/3 cars to front. On street parking available.

Tenure

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

Water

Water Rates

Energy Rating

D

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.

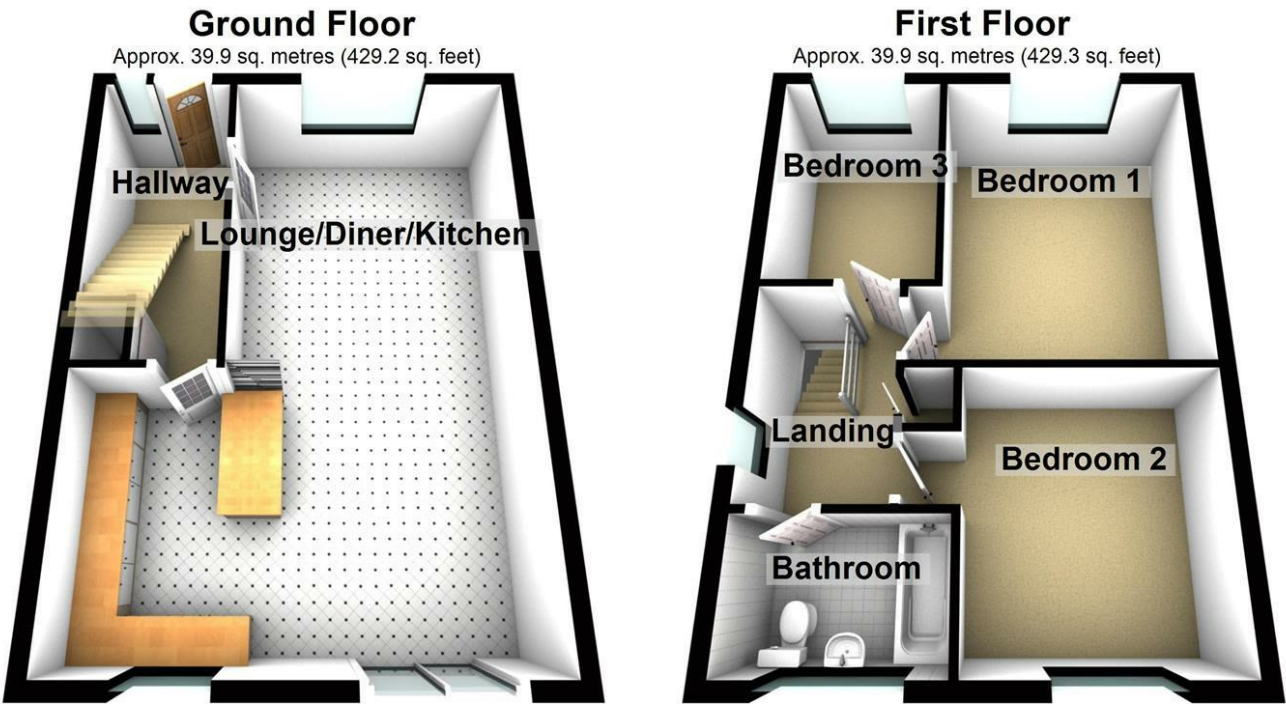
Boundaries & Ownerships

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

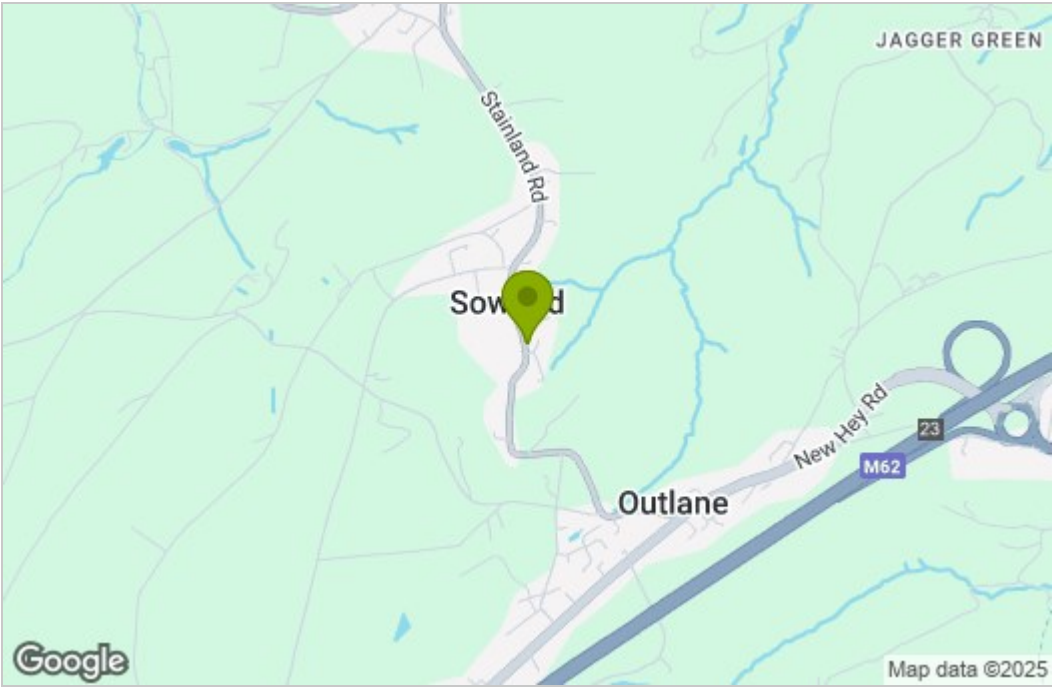
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

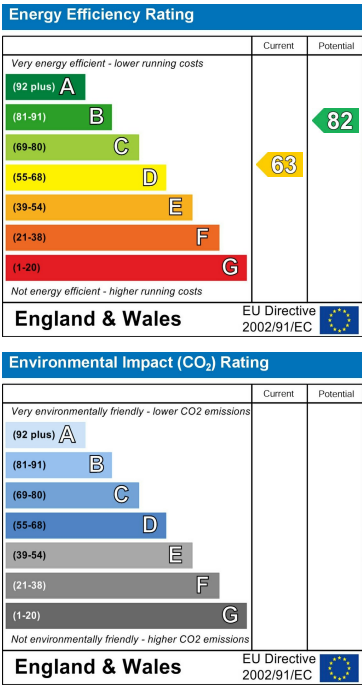


Total area: approx. 79.8 sq. metres (858.5 sq. feet)

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.