

64 Forest Crescent, Halifax, HX2 8DS

Offers In The Region Of £115,000

Offered FOR SALE is this THREE bedroom SEMI-DETACHED in this popular part of Calderdale. Requiring modernisation the accommodation comprises; Entrance hallway, lounge, dining kitchen and side lobby. To the first floor; landing, three good size bedrooms and wet room. Gardens front and rear and on street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. This could be a great starter or family home. Viewing essential. NO CHAIN!

Ground Floor

Entrance Hallway



Laminate floor, radiator and Upvc obscure double glazed door to front. Telephone point and staircase access to first floor. Doors to dining kitchen and lounge;

Lounge 12'1" x 12'9" (3.7 x 3.9)



Upvc double glazed window to front, radiator and wall lights. Decorative stone fireplace and t.v. aerial lead.

Dining Kitchen 10'9" x 19'0" (3.3 x 5.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, gas cooker point, plumbing for washing machine and space for an under counter fridge. Upvc double glazed window and Upvc double glazed sliding patio doors to rear. Air vent, 'Ideal' condensing combi boiler and radiator. Decorative brick fireplace and storage cupboard housing the electric meter and fusebox. Door to side lobby;

Side Lobby 2'11" x 8'6" (0.9 x 2.6)

Upvc obscure double glazed door to side and gas meter.

Landing



Upvc obscure double glazed window to side, loft hatch and storage cupboard. Doors to wet room and bedrooms;

Bedroom One 10'9" x 12'1" (3.3 x 3.7)



Double bedroom with radiator, two air vents and Upvc double glazed window to front. Mobile room stat.

Bedroom Two 10'7" max x 11'1" max (3.25 max x 3.4 max)



Double bedroom with Upvc double glazed window to rear and storage cupboard to one alcove.

Bedroom Three 7'10" x 9'2" (2.4 x 2.8)



Single bedroom with Upvc double glazed window to side.

Wet Room 5'6" x 7'8" (1.7 x 2.35)



Three piece suite comprising ow flush w.c. pedestal wash basin and electric 'Mira' shower. Tiled walls, extractor fan and Upvc obscure double glazed windows to side and rear. Radiator.

External



To the front is an enclosed lawn garden with security light. To the rear is a lawn and patio garden with security light.

Parking

On street parking

Tenure

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

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.

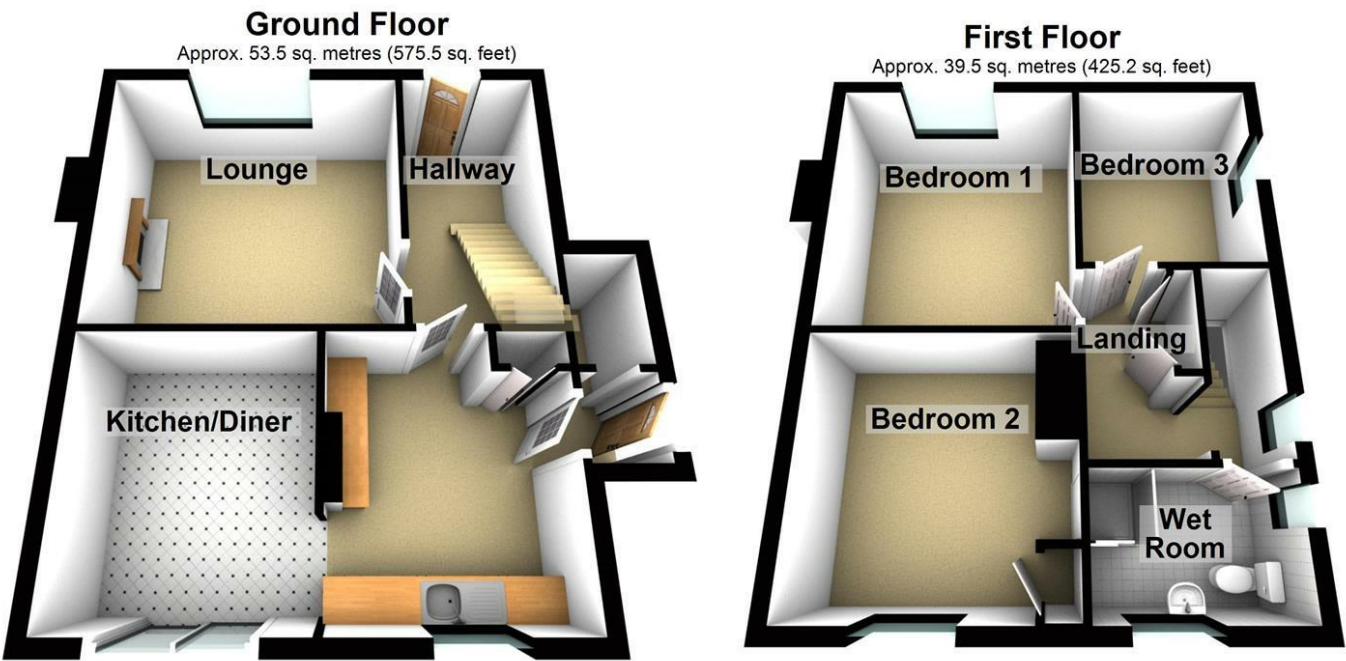
Boundaries & Ownerships

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

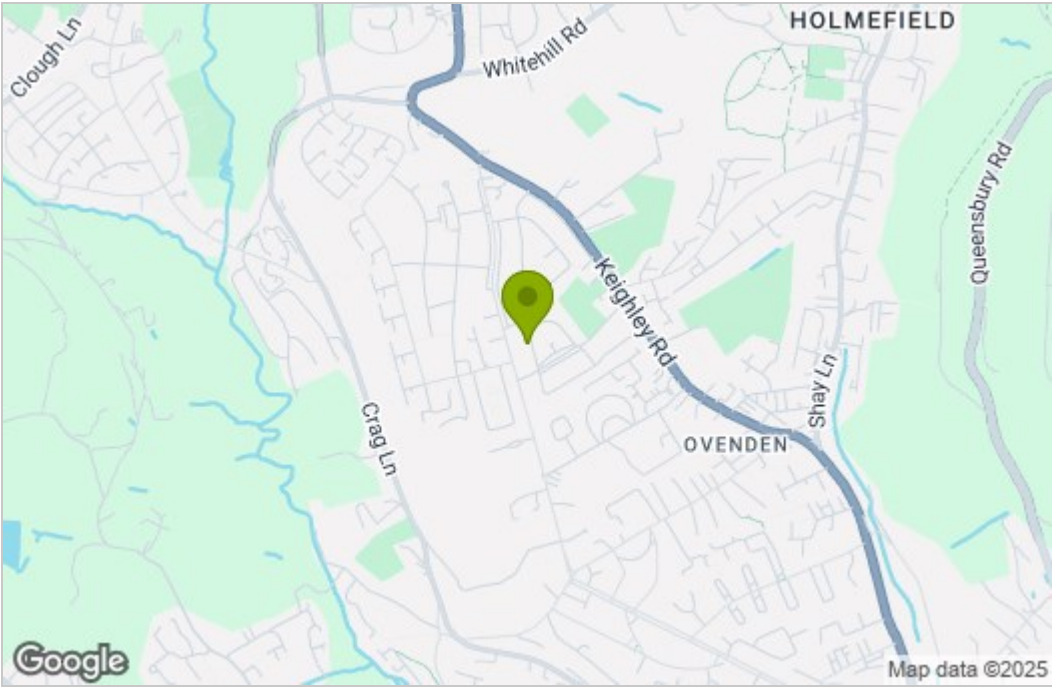
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

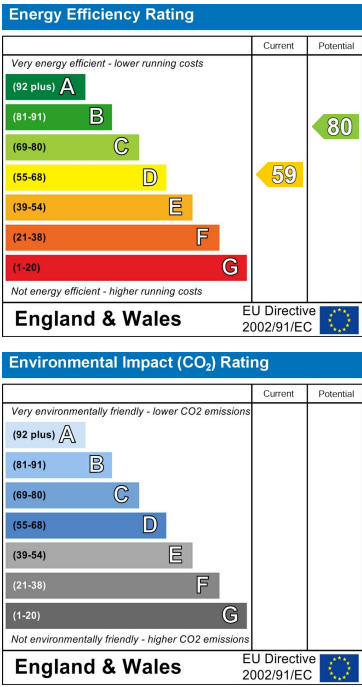


Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

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.