



27 John Street, Halifax, HX4 8AR

**£135,000**

Offered FOR SALE is this TWO bedroom stone built mid through terrace in the ever popular area of Greetland. Accommodation comprises; Spacious lounge with modern cast iron dual fuel fire, kitchen and cellar with power, light and heat. To the first floor; landing, really good sized main bedroom, single bedroom and modern shower room. Paveline frontage and enclosed patio garden to rear. On street parking. The property benefits from Upvc double glazing, gas central heating, smart meters and security alarm system. Close to the amenities of West Vale, transport links and access to the M62 motorway network this is an ideal FTB.

## Ground Floor

### Lounge 13'5" x 13'9" (4.1 x 4.2)



Spacious room with radiator, laminate floor and Upvc double glazed window to front. Modern cast iron dual fuel stove with Yorkshire stone base and oak mantel. Wall lights, coving to ceiling, telephone point and t.v. aerial lead. Obscure double glazed door with obscure double glazed panel above to front. Door to staircase access to lower ground floor and kitchen;

### Kitchen 6'10" x 10'7" (2.1 x 3.25)



Having a range of white gloss wall and base units with laminate worktop and tiled splashbacks. Integrated fridge, plumbing for washing machine and stainless steel sink and drainer. Integrated 'Indesit' electric oven and 'Indesit' electric hob with glass splashback and extractor hood above. Wall mounted 'Vokera' condensing combi boiler (installed Sept 2023), under cupboard touch spotlights, radiator and laminate floor. Upvc double glazed window and Upvc obscure glazed stained glass leaded effect door with Upvc obscure double glazed panel above to rear. Stop tap and staircase access to first floor.

## Lower Ground Floor

### Cellar

Stone flagged floor, radiator and extractor fan. Power and light. Water meter

## First Floor

### Landing

To the bottom of the stairs is the fusebox, electric meter and programmer/room stat. Loft hatch and spotlights. Doors to shower room and bedrooms;

### Bedroom One 10'9" x 13'5" (3.3 x 4.1)



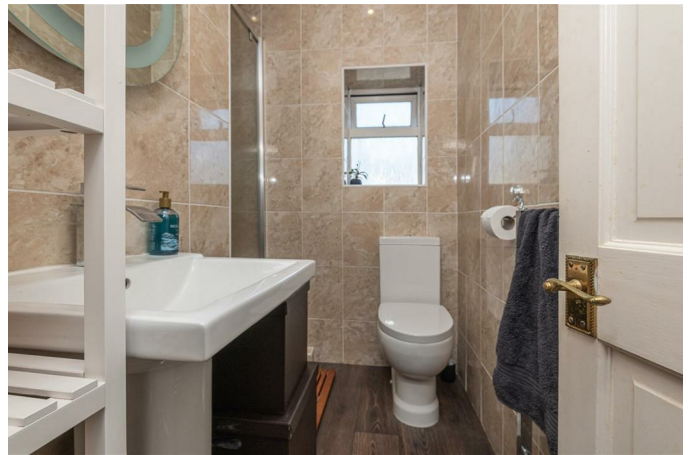
Double bedroom with radiator, t.v. aerial lead and Upvc double glazed window to front.

### Bedroom Two 6'6" x 9'10" (2 x 3)



Single bedroom, laminate floor, radiator and coving to ceiling. Upvc double glazed window to rear.

### Shower Room 6'10" max x 6'10" max (2.1 max x 2.1 max)



Three piece suite comprising low flush w.c. pedestal wash basin with waterfall tap and shower cubicle with mains shower. Vinyl floor, chrome heated towel radiator and light up mirror. Extractor fan, spotlights and fully tiled walls. Upvc obscure double glazed window to rear.

## External



Paveline frontage to the front of the house. To the rear is an enclosed block paved patio garden with wood store. Outside tap and gas meter.

## Parking

On street parking

## Tenure

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

## Water

Water meter

### **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.

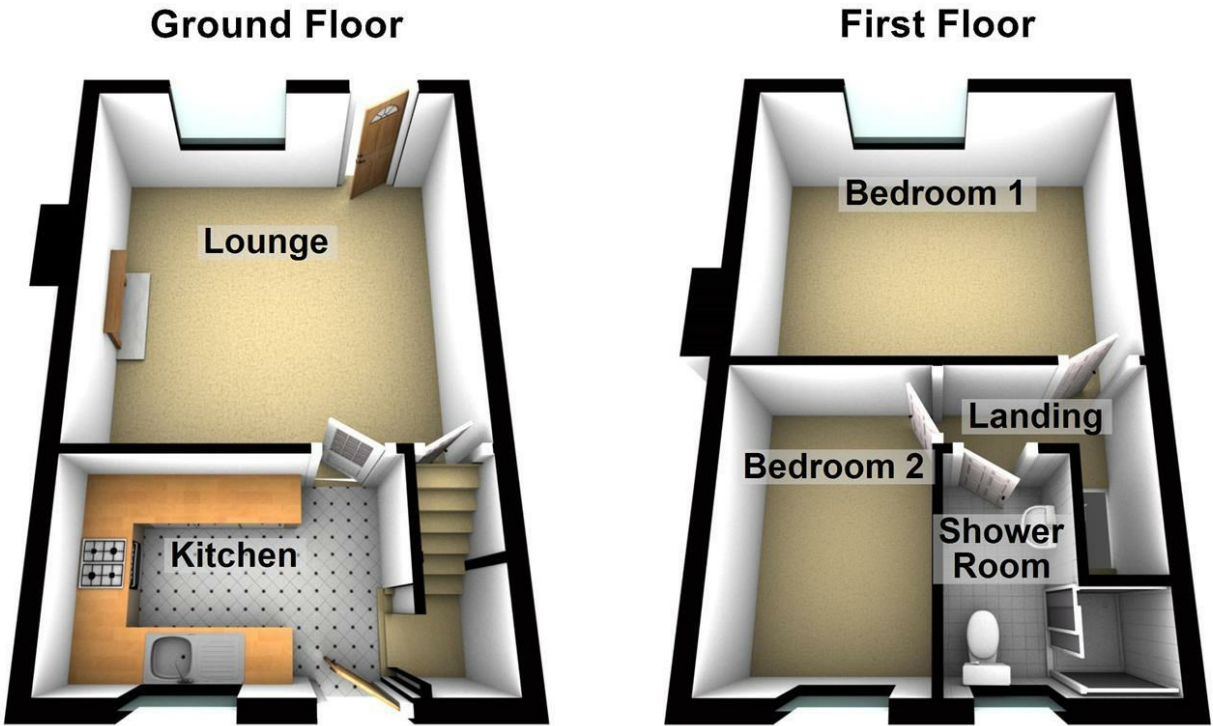
### **Boundaries & Ownerships**

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.

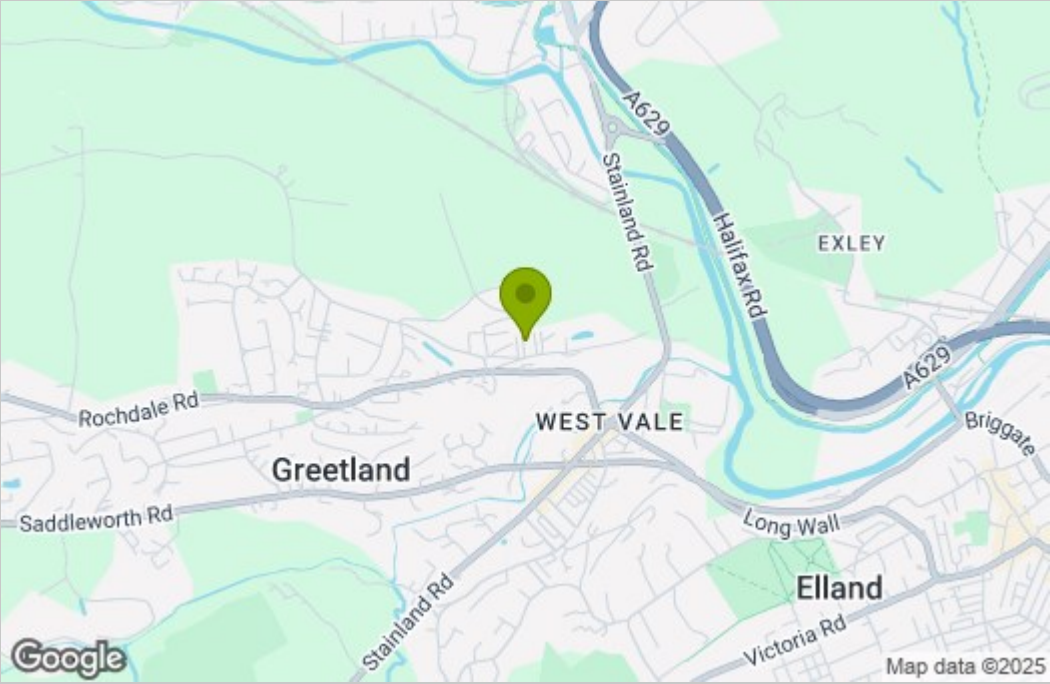
### **Mortgages**

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.

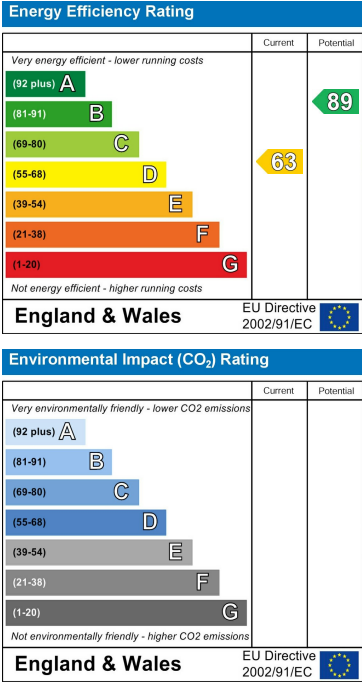
Floor Plan



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.