



7 Water Lane, Halifax, HX3 9HG

**Offers Over £125,000**

Offered FOR SALE with NO CHAIN is this well presented ONE bedroom stone built enclosed mid terrace in this convenient and popular part of Halifax. Accommodation comprises; Kitchen and lounge. To the lower ground floor is a second lounge and cloaks/w.c. To the first floor; landing, double bedroom and bathroom. Off road parking for two cars to the front. The property benefits from Upvc double glazing, gas central heating and smart meters. South facing and within walking distance to the town centre, train station and hospital. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.\*\*OPTION TO BUY FURNITURE SEPARATELY\*\*



## Ground Floor

### Kitchen 7'8" x 16'6" (2.35 x 5.05)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric double oven and grill, hob and extractor hood above, integrated dishwasher, washing machine, dryer and fridge/freezer. Tiled floor, radiator, Upvc double glazed window and Upvc double glazed door with window above to front. Staircase access to first floor, door to staircase access to lower ground floor and door to lounge;

### Lounge 9'10" x 16'6" (3 x 5.05)



Upvc double glazed window to front, radiator and mobile room stat. Living flame gas fire inset to chimney breast with tiled base and telephone point.

## Lower Ground Floor

### Second Lounge 7'2" x 16'6" (2.2 x 5.05)



Laminate floor, wall lights and Upvc double glazed window to front. Gas meter and fusebox. Door to cloaks/w.c.;

### Cloaks/w.c. 2'9" x 4'7" (0.85 x 1.4)



Low flush w.c. (macerator) and sink with vanity unit. Wall light, laminate floor and electric meter.

## First Floor

## Landing



Radiator, loft hatch and doors to bathroom and bedroom;

### Bedroom One 9'8" x 16'6" (2.95 x 5.05)



Double bedroom with radiator, Upvc double glazed window to front and original cast iron open fire with stone surround.

### Bathroom 7'4" x 9'2" (2.25 x 2.8)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Radiator, tiled floor and fully tiled walls. Upvc obscure double glazed window to front and storage cupboard housing the 'Alpha' condensing combi boiler.

## External



Off road parking to front and security light

## Parking

Off road parking for two cars. Please note that only part of the kerb is dropped.

## Tenure

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

### **Energy Rating**

D

### **Council Tax Band**

A

### **Water**

Water rates

### **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.

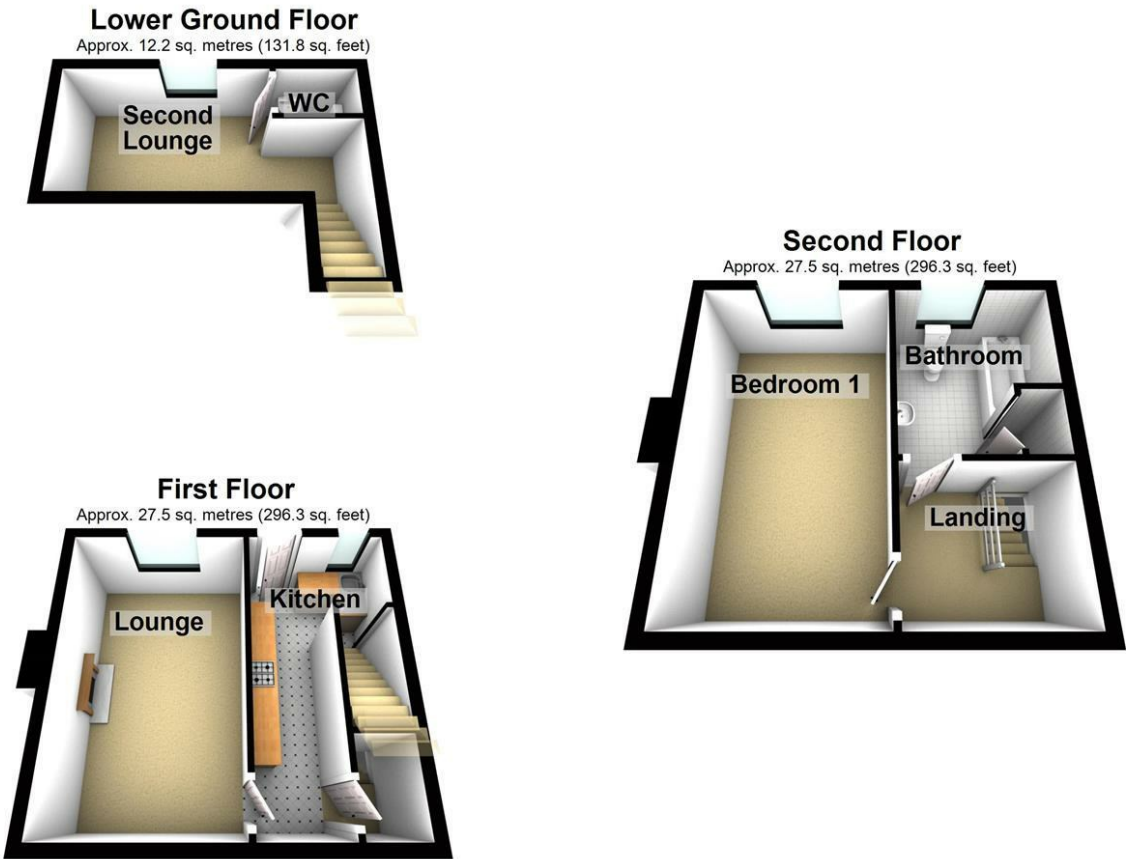
### **Boundaries & Ownerships**

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**

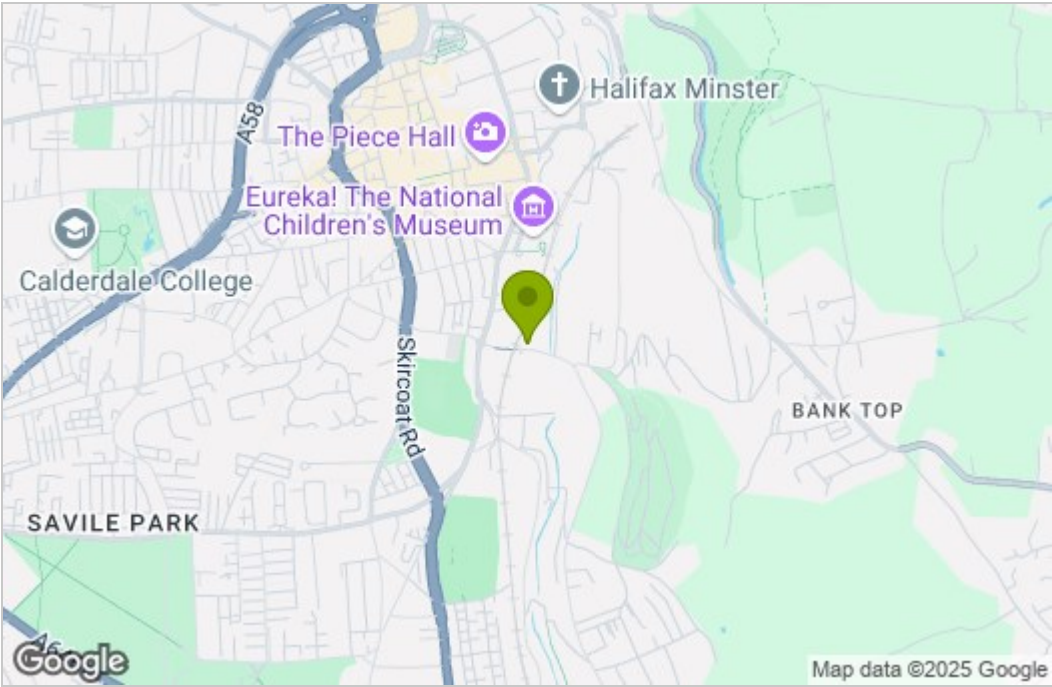
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME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

Floor Plan

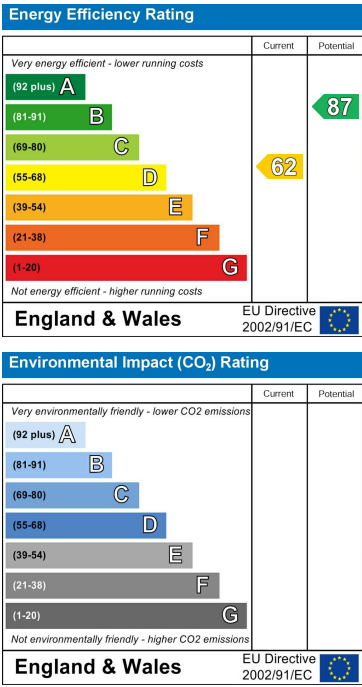


Total area: approx. 67.3 sq. metres (724.5 sq. feet)

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.