

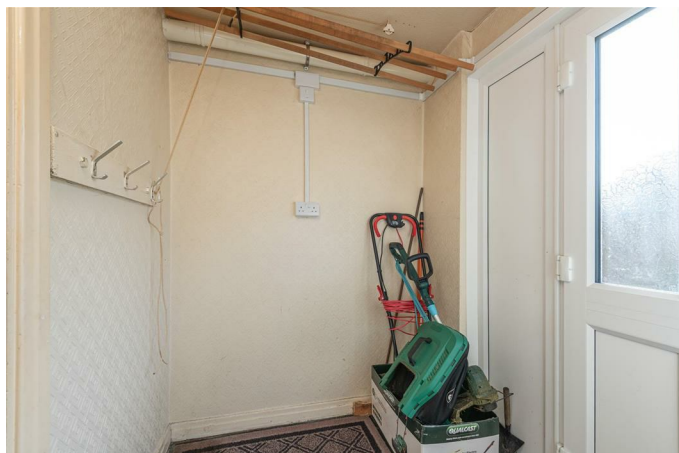
71 Fall Spring Gardens, Halifax, HX4 9PA

**£100,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom mid terrace property in the popular area of Stainland, Halifax. Accommodation comprises; Entrance lobby, kitchen, lounge and hallway. To the first floor; landing, two bedrooms, bathroom and w.c. Gardens front and rear and on street parking. The property benefits from Upvc double glazing. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Lobby



Upvc obscure double glazed door to rear. Useful storage cupboard that could be converted into a downstairs w.c. Door to kitchen;

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



Having a range of wall and base units with laminate worktop. Electric cooker point, stainless steel sink and drainer and Upvc double glazed window to rear. T.v. aerial lead. Door to lounge;

### Lounge 11'5" x 12'5" (3.5 x 3.8)



Upvc double glazed window to front, t.v. aerial leads, t.v. point, telephone point and room stat. Door to hallway;

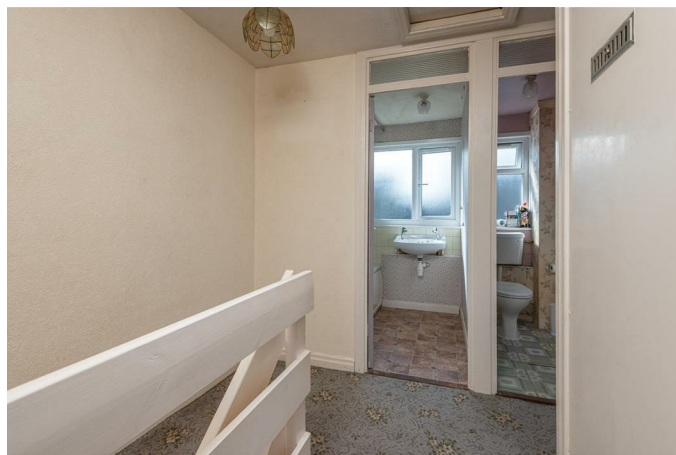
### Hallway



Storage cupboard housing the gas meter, electric meter and fusebox. Upvc obscure double glazed door to front and air vent. Staircase access to first floor;

## First Floor

## Landing



Loft hatch and storage cupboard housing the hot water cylinder. Doors to bathroom, w.c. and bedrooms;

### Bedroom One 9'10" max x 17'10" max (3 max x 5.45 max)



Double bedroom with built in wardrobe with sliding doors. Two Upvc double glazed windows to front.

### Bedroom Two 9'2" x 12'9" (2.8 x 3.9)



Double bedroom with Upvc double glazed window to rear and having built in cupboard with hanging space and shelf.

### Bathroom 5'4" x 5'4" (1.65 x 1.65)



Two piece suite comprising sink and bath with electric shower over. Part tiled walls and Upvc obscure double glazed window to rear.

### W.c. 2'11" x 5'4" (0.9 x 1.65)



Low flush w.c. and Upvc obscure double glazed window to rear.

### External



Lawn garden to front and rear.

### Parking

On street parking

### Tenure

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

### Energy Rating

TBC

### 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.

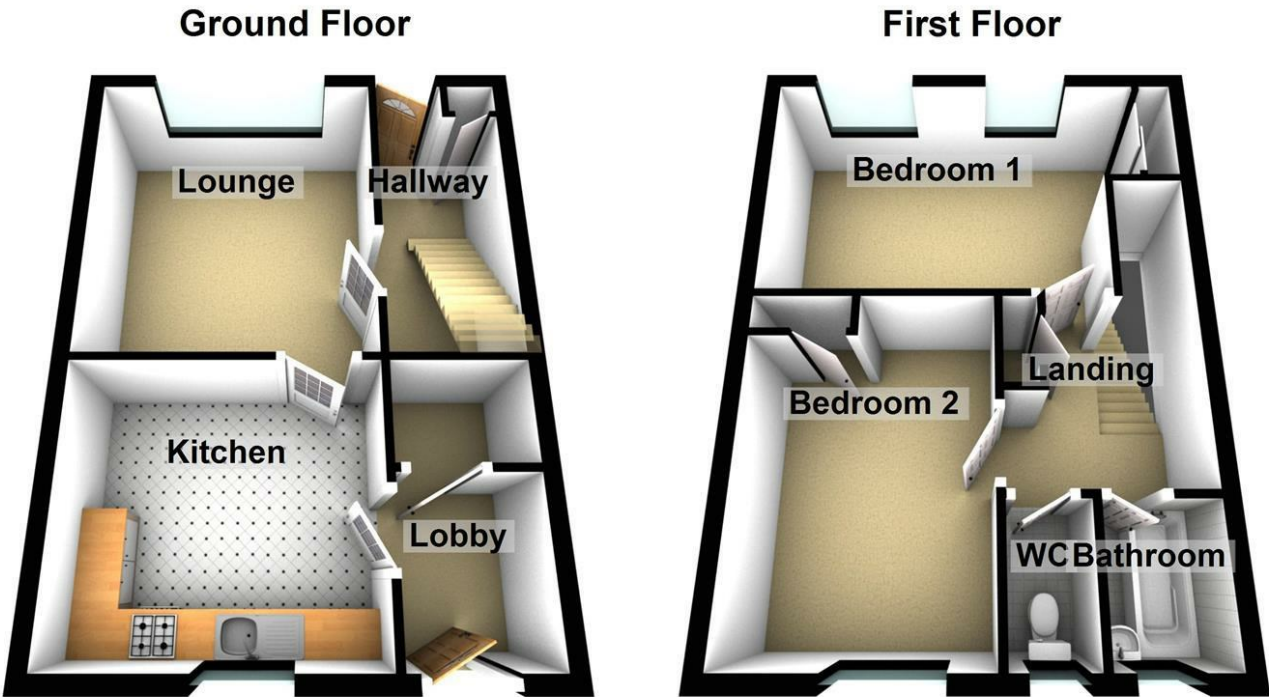
### Boundaries & Ownerships

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.

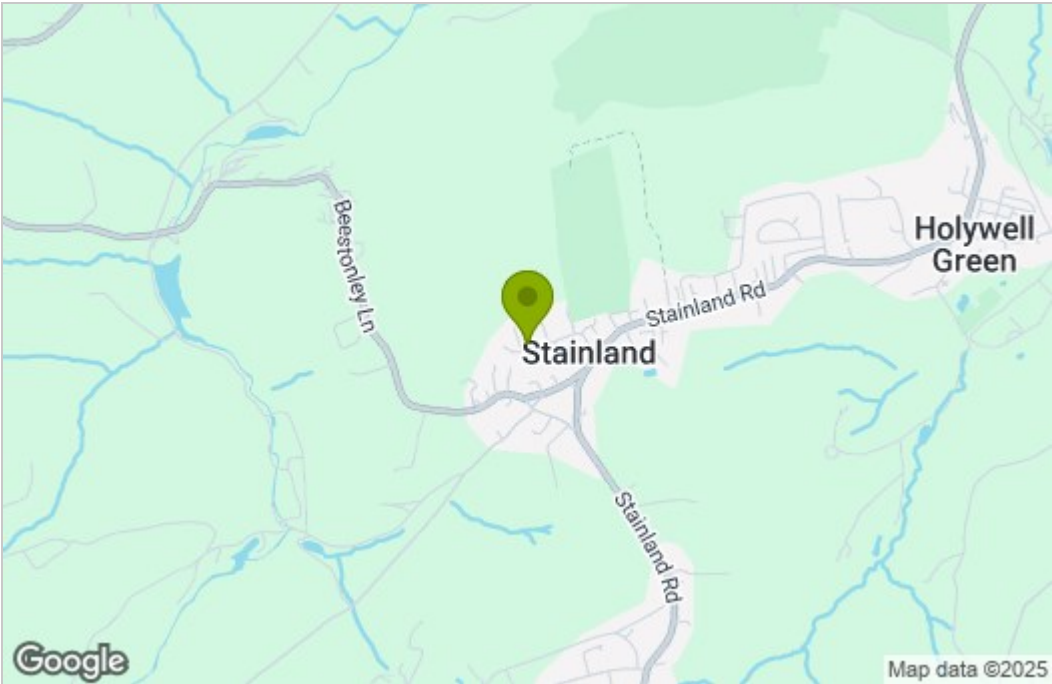
### Mortgages

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.

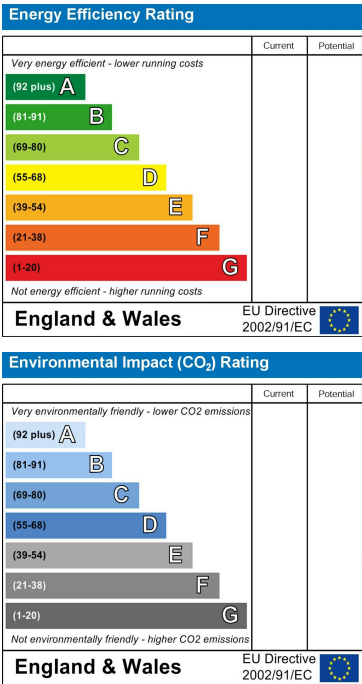
Floor Plan



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.