



240 Huddersfield Road, Halifax, HX3 0NS

**£290,000**

Offered FOR SALE is this FOUR bedroom stone built mid terrace in this popular area of Halifax. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. Cellar with potential to convert into living accommodation. To the first floor; landing, three bedrooms and bathroom. To the second floor is the attic bedroom. Gardens front and rear and permit on street parking. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network this is an ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway

Upvc obscure double glazed door and panel above to front, floorboards, radiator, room stat and cornice to ceiling. Staircase access to first floor, doors to staircase access to lower ground floor, kitchen, dining room and lounge;

### Lounge 13'3" x 15'1" exc. bay (4.05 x 4.6 exc. bay)

Upvc double glazed bay window to front, decorative fireplace and radiator. Cable point, picture rail and cornice to ceiling.

### Dining Room 13'3" max x 16'4" max (4.05 max x 5 max)

Radiator, cornice to ceiling, gas fire with stone base and Upvc double glazed window to rear.

### Kitchen 8'8" max x 13'5" max (2.65 max x 4.1 max)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, gas hob and extractor hood above, plumbing for washing machine and stainless steel sink and drainer. Radiator, wood paneled ceiling and space for fridge/freezer. Upvc double glazed window and Upvc obscure double glazed door and panel above to rear.

## Lower Ground Floor

### Cellar

One room has a single glazed window to rear with cat flap. Belfast sink, plumbing for washing machine. One room has a low flush w.c. electric meter and fusebox. Other room has the gas meter and boiler.

## First Floor

### Landing

Doors to staircase access to second floor, bathroom and bedrooms;

### Bedroom One 13'3" x 16'4" (4.05 x 5)

Double bedroom with radiator, picture rail, coving to ceiling and Upvc double glazed window to rear

### Bedroom Two 13'3" x 15'1" (4.05 x 4.6)

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

### Bedroom Three 5'8" x 9'10" (1.75 x 3)

Single bedroom with radiator, cable point, coving to ceiling and Upvc double glazed window to front.

### Bathroom 5'8" x 9'10" (1.75 x 3)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Radiator, part tiled and wood paneled walls, wood paneled ceiling, storage cupboard and Upvc obscure double glazed window to rear.

## Second Floor

### Attic Bedroom Four 14'1" x 18'8" (4.3 x 5.7)

Double bedroom, radiator, beams to ceiling and wooden double glazed velux window.

### External

To the rear is an enclosed patio and pebbled garden with flowerbed. To the front is a patio garden.

### Parking

On street permit parking

### Tenure

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

### Energy Rating

E

### Council Tax Band

D

### 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.

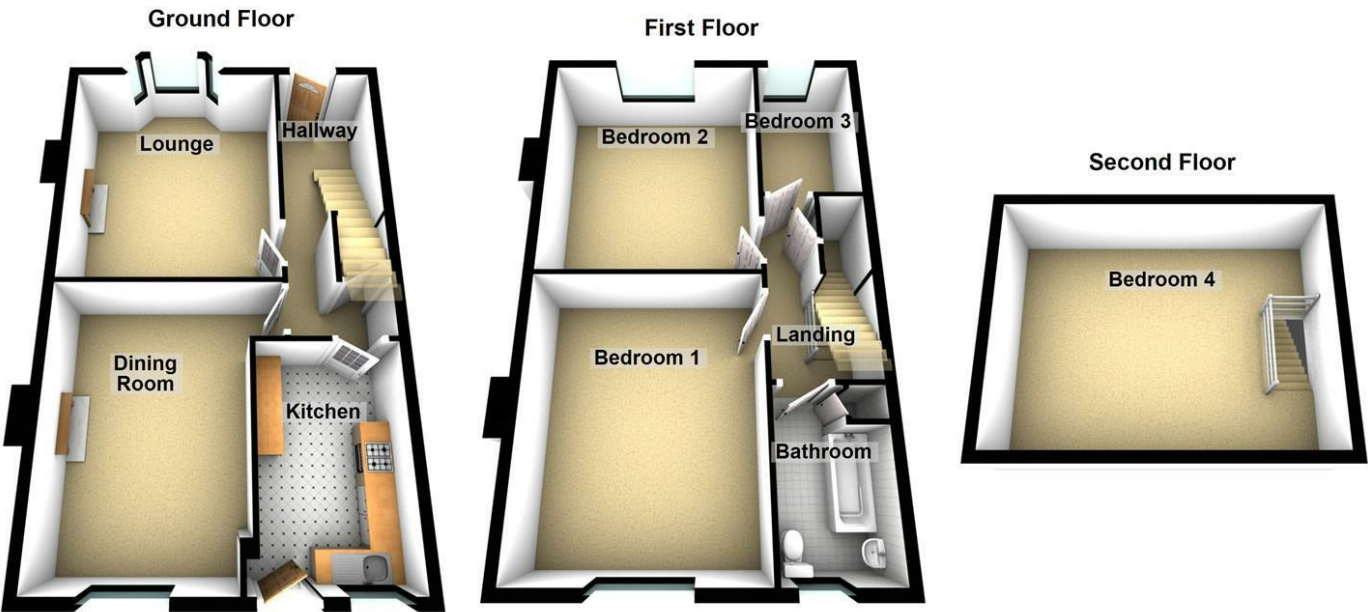
### Boundaries & Ownerships

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.

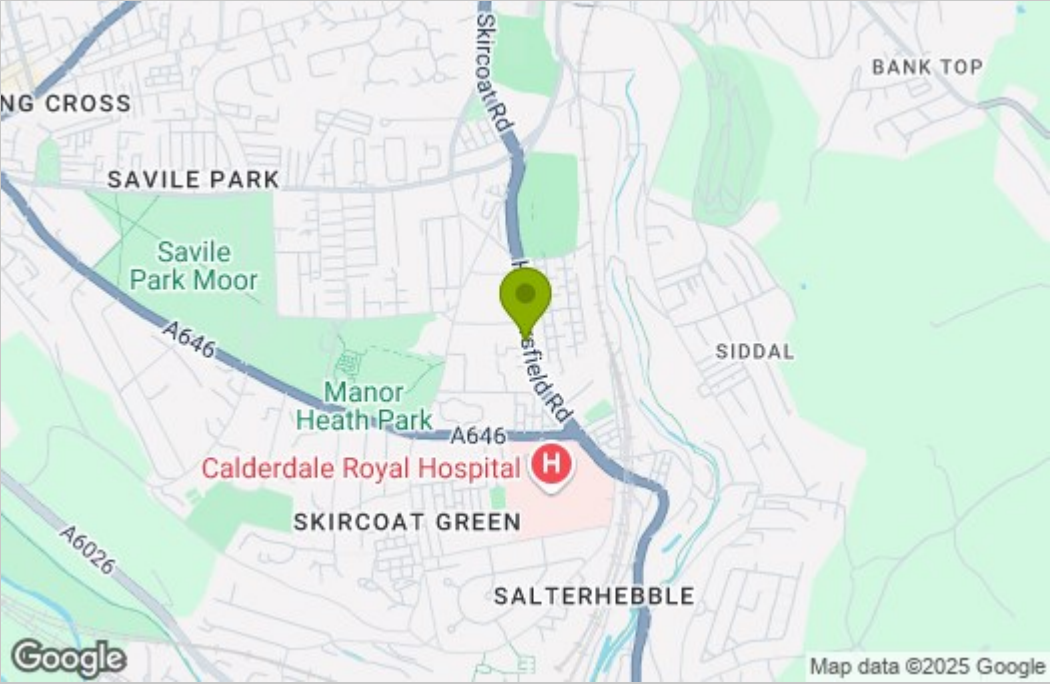
### Mortgages

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.**

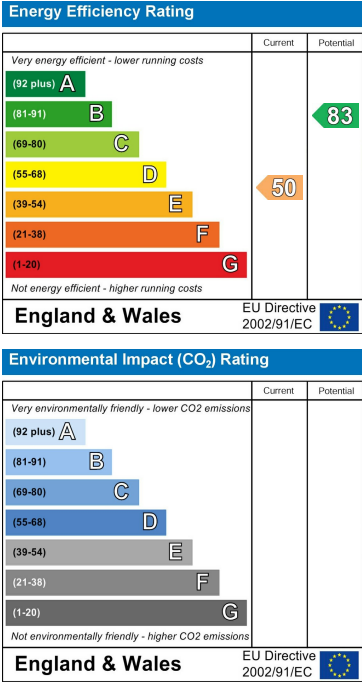
Floor Plan



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.