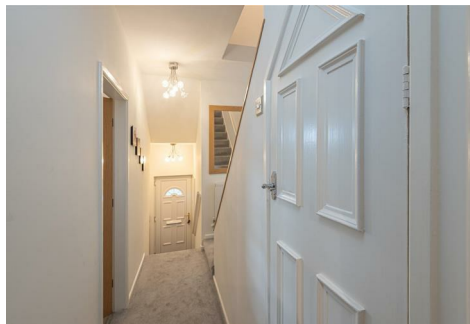




19 Featherbed Close, Halifax, HX4 8EB

£325,000

Offered FOR SALE is this superbly presented THREE bedroom detached property with a larger than average garden and stunning views. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge/diner and kitchen. To the first floor; landing, three bedrooms and modern bathroom with four piece suite. Gardens front and rear. Garage and off road parking. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to the amenities of West Vale with its shops, bars and restaurants, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door to front, rubber matting and two radiators. Upvc double glazed window to side, staircase access to first floor and understairs storage housing the fusebox and having power and light. Doors to kitchen, lounge/diner and cloaks/w.c;

Cloaks/w.c. 2'9" x 5'10" (0.85 x 1.8)



Two piece suite comprising low flush w.c. and corner sink. Radiator, fitted shoe racks and Upvc obscure double glazed window to side.

Lounge/Diner 12'1" max x 23'5" max (3.7 max x 7.15 max)



Radiator, Upvc double glazed window to front and cast iron multi fuel stove with stone base, tiled surround and wooden mantel. Telephone point and t.v. aerial lead. Dining area has laminate floor, radiator and Upvc double glazed tilt and turn sliding patio doors to rear. Door to kitchen;

Kitchen 9'4" x 10'9" (2.85 x 3.3)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, plumbing for washing

machine and integrated dishwasher. Space for American fridge/freezer, stop tap, electric double oven and grill, induction hob and extractor hood above. Upvc double glazed window to rear and Upvc obscure double glazed door to side. Condensing combi boiler (serviced August 2025).

First Floor

Landing



Storage cupboard with shelving, Upvc double glazed window to side and loft hatch (having light and majority boarded). Doors to bathroom and bedrooms;

Bedroom One 12'5" max x 12'11" max (3.8 max x 3.95 max)



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

Bedroom Two 10'2" x 10'11" (3.1 x 3.35)



Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 7'2" x 9'6" (2.2 x 2.9)



Single bedroom with radiator and Upvc double glazed window to front.

Bathroom 7'0" x 8'0" (2.15 x 2.45)



Four piece suite comprising low flush w.c. sink with vanity unit and waterfall tap, cast iron freestanding bath with mixer shower and shower cubicle with mains shower. Tiled floor, part tiled walls, spotlights and chrome heated towel radiator. Inset shelf (lit up), sensor illuminated mirror and extractor fan. Radiator and Upvc obscure double glazed window to rear.

External



To the front is a decked and patio garden with rockery. External lights. Access to rear garden down one side of the house. Gas and electric meter and motion sensor security light to side and other side. To the rear is a tiered garden with patio, two lawns and further garden area to the top. Two motion sensor security lights. Shed with light. Two outside sockets, external lanterns and outside tap.

Garage

Semi-detached garage with up and over door, shelving and roof storage.

Parking

Off road parking for two cars

Tenure

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

Water

Water meter

Energy Rating

C

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.

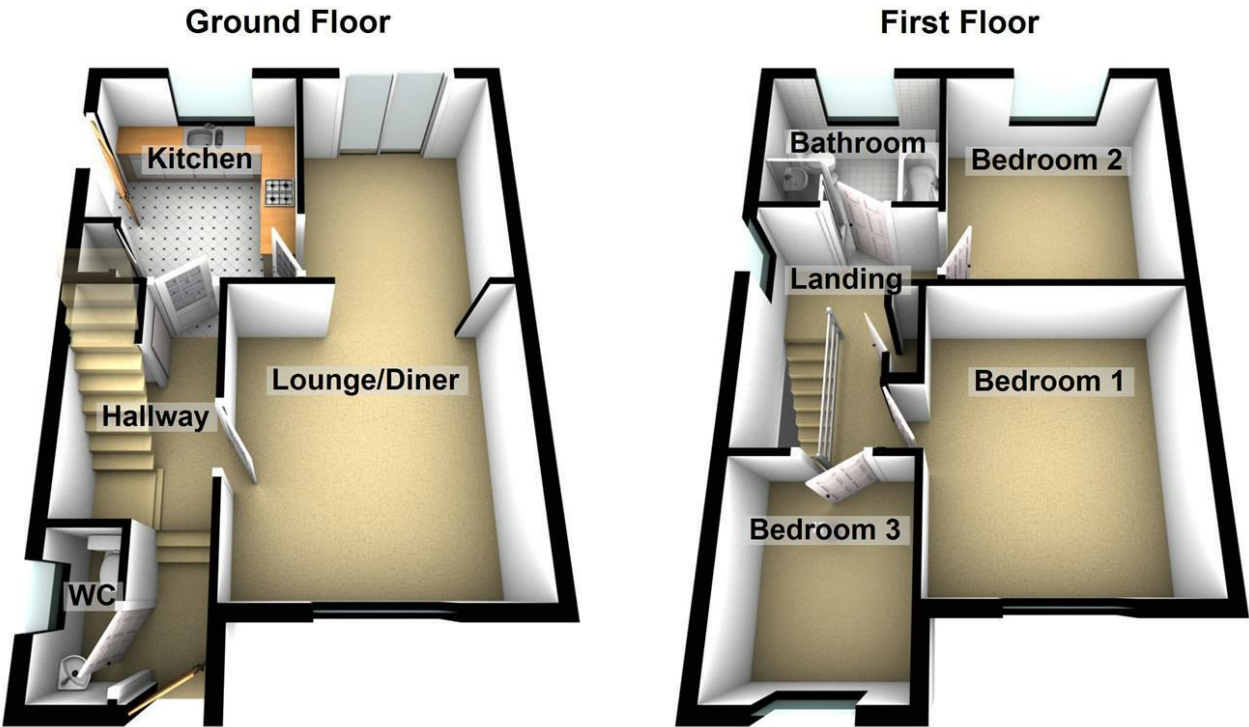
Boundaries & Ownerships

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.

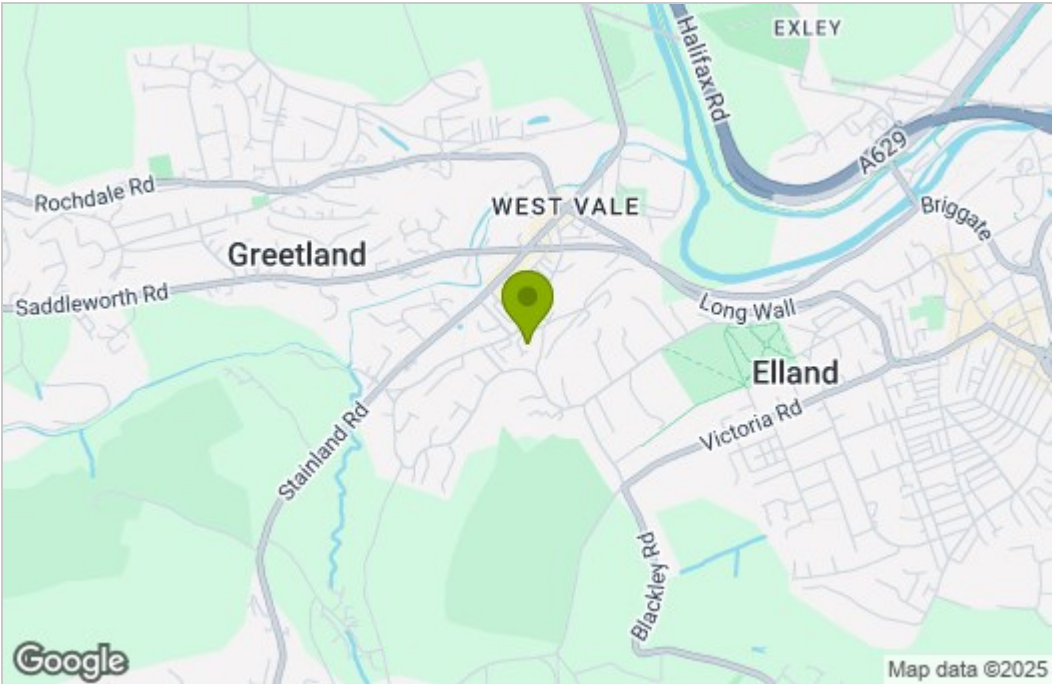
Mortgages

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.**

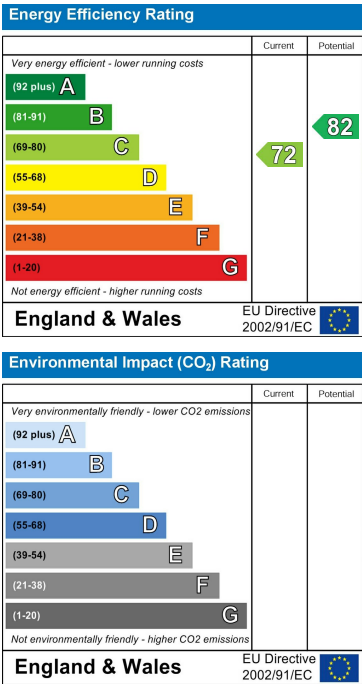
Floor Plan



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.