



4 Goldfields Way, Halifax, HX4 8LA

**Offers Over £425,000**

Offered FOR SALE is this FOUR bedroom DETACHED property in the ever popular area of Greetland, Halifax. Accommodation comprises; Entrance hallway, cloaks/w.c. breakfast kitchen, lounge and dining room. To the first floor; landing, four bedrooms, master with en-suite shower room and bathroom.

Gardens front and rear. Driveway provides off road parking and garage. The property benefits from majority Upvc double glazing (fitted 2021), gas central heating, cavity wall insulation and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Hallway

Karndean floor, radiator and telephone point. Composite obscure double glazed door to front. Staircase access to first floor and doors to lounge, breakfast kitchen and cloaks/w.c.;

### Cloaks/w.c. 2'9" max x 6'2" max (0.85 max x 1.9 max)



Two piece suite comprising low flush w.c. and sink with vanity unit and tiled splashback. Radiator, karndean floor and Upvc obscure double glazed window to front.

### Breakfast Kitchen 10'2" x 11'11" (3.1 x 3.65)



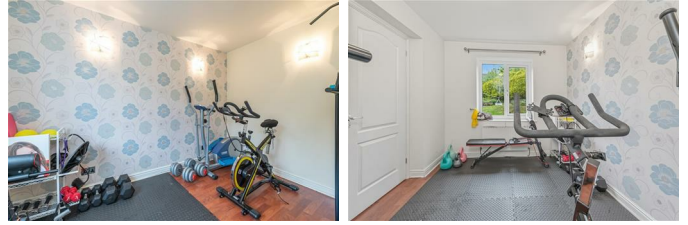
Having a range of wall and base units with granite worktop and glass splashback. Breakfast bar, under cupboard lights and composite one and a half sink and drainer. Integrated dishwasher, fridge/freezer, gas and electric cooker point with extractor above. 'BAXI' condensing boiler, spotlights, stop tap, karndean floor and Upvc double glazed window to front.

### Lounge 12'9" x 16'8" (3.9 x 5.1)



Radiator, living flame gas fire with decorative fireplace and coving to ceiling. T.v. point, understairs storage, Upvc double glazed window and French doors to rear. Double doors to dining room;

### Dining Room 8'4" x 10'9" (2.55 x 3.3)



Radiator, laminate floor, wall lights and Upvc double glazed window to rear.

## First Floor

### Landing

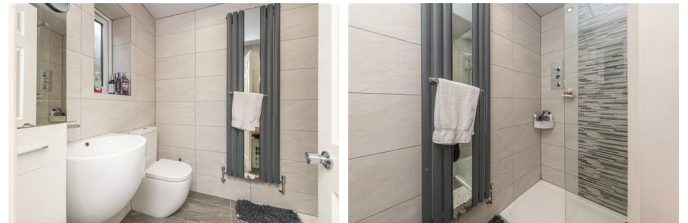
Loft hatch with drop down ladder. The loft is part boarded, has power and light and houses the hot water cylinder. There is an office with window to side and undereaves storage. Two storage cupboards and doors to bathroom and bedrooms;

### Bedroom One 9'4" max x 16'8" max (2.85 max x 5.1 max)



Double bedroom with two Upvc double glazed windows to front, t.v. point and spotlights. Built in wardrobes with mirrored sliding doors and bulk head storage cupboard.

### En-suite Shower Room 5'2" x 7'10" (1.6 x 2.4)



Three piece suite comprising low flush w.c. floating sink with waterfall tap and double walk in shower with mains and waterfall shower and glass shower screen. Heated towel radiator with mirror, tiled floor, tiled walls, extractor fan and Upvc obscure double glazed window to side.

**Bedroom Two 8'4" max x 14'9" max (2.55 max x 4.5 max)**



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

**Bedroom Three 7'10" x 9'8" (2.4 x 2.95)**



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

**Bedroom Four 8'4" max x 12'1" max (2.55 max x 3.7 max)**



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

**Bathroom 6'4" x 6'8" (1.95 x 2.05)**



Three piece suite comprising low flush w.c. floating sink and 'p' shaped bath with folding glass shower screen and mains shower. Heated towel radiator, tiled floor and tiled walls. Spotlights and Upvc obscure double glazed window to rear.

**External**



To the front is a lawn garden with driveway. To the side is an outside tap and the gas and electric meters. To the rear is a lawn garden and two patio areas. Security light. Shed with power.

**Garage 8'6" x 16'4" (2.6 x 5)**

Up and over electric door. Power and light, plumbing for washing machine and fusebox.

**Parking**

Driveway provides off road parking

**Tenure**

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

**Energy Rating**

C

**Council Tax Band**

D

**Water**

Water meter

**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**

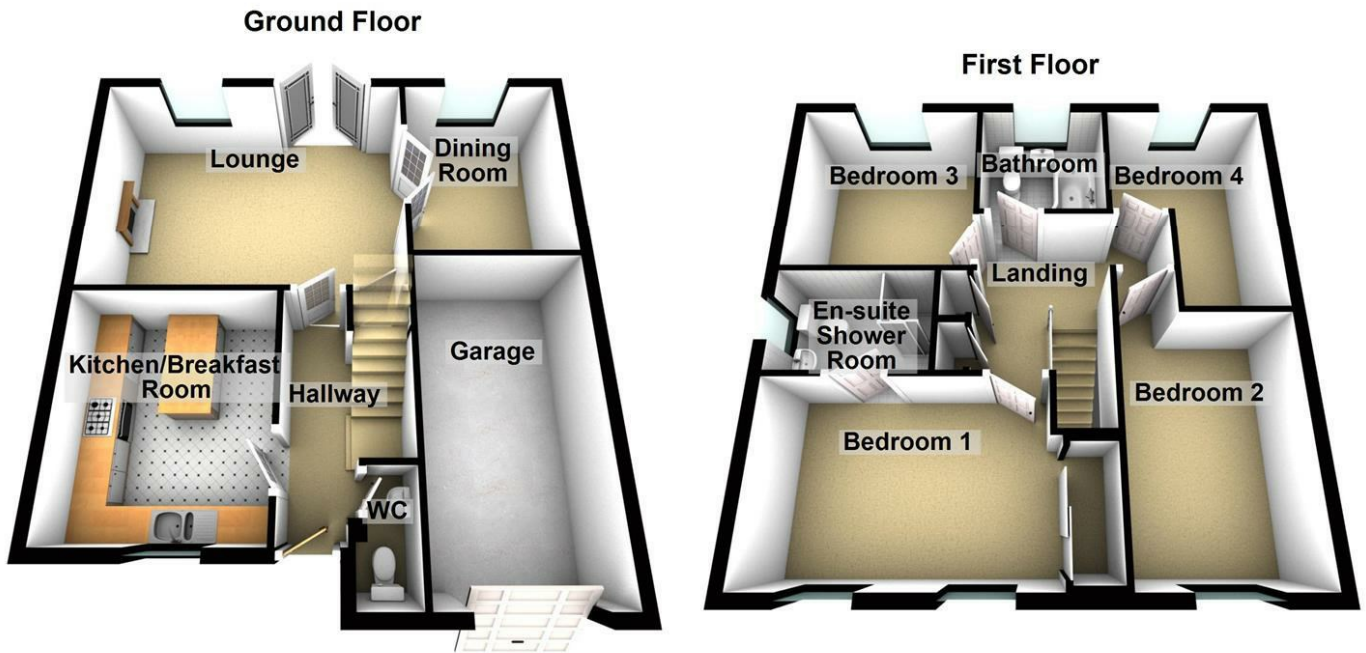
The boundaries and ownerships have not been

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.

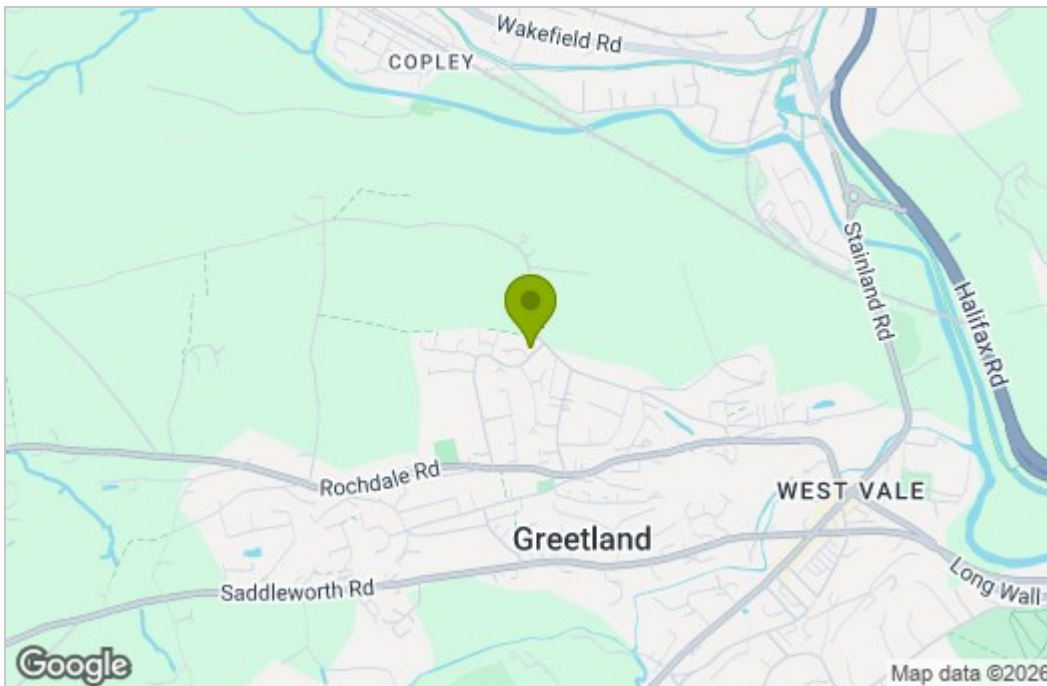
### **Mortgages**

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.**

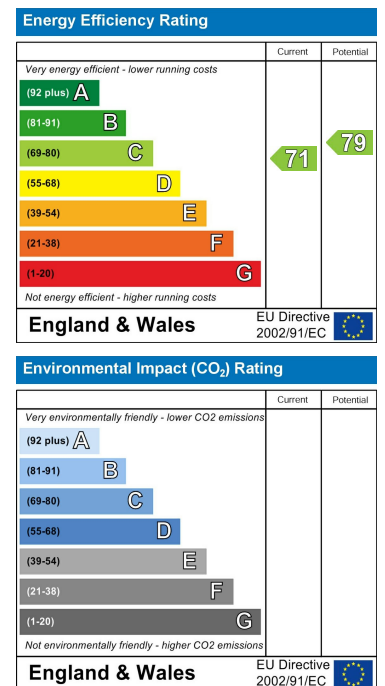
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.