



66 Prospect Street, Halifax, HX3 6LG

**Offers Over £215,000**

Offered FOR SALE is this THREE bedroom semi-detached property with superb views over Halifax in the popular area of Claremount, Halifax. Accommodation comprises; Entrance lobby, cloaks/w.c. utility and store. To the first floor; landing, lounge, dining room and dining kitchen. To the second floor; landing, three bedrooms (master with en-suite) and bathroom. Gardens front and rear. Driveway provides off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door to front, radiator and staircase access to first floor. Doors to cloaks/w.c. and utility;

### Utility 10'2" x 11'1" (3.1 x 3.4)



The utility and store could be converted into a bedroom/home office subject to necessary consents. Door to store;

### Store 5'4" x 10'2" (1.65 x 3.1)

Up and over door. Tap, fusebox and 'Worcester' combi boiler (2022) serviced yearly and has a 7 year warranty.

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



Two piece suite comprising low flush w.c. and floating sink with tiled splashback. Radiator and extractor fan.

## First Floor

## Landing



Radiator. mobile room stat and staircase access to second floor. Upvc double glazed leaded effect window to front and doors to dining room and lounge;

### Lounge 10'9" x 16'10" (3.3 x 5.15)



Radiator, living flame gas fire with marble effect surround and decorative fireplace and coving to ceiling. T.v. point and two Upvc double glazed leaded effect windows to front.

### Dining Room 9'10" x 10'0" (3 x 3.05)



Radiator, coving to ceiling, telephone point and laminate floor. Upvc double glazed French doors to rear and door to dining kitchen;

### Dining Kitchen 10'7" max x 17'8" max (3.25 max x 5.4 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven (2023) four ring gas hob and extractor hood above. Stainless steel sink and drainer, plumbing for washing machine and integrated fridge. Tiled floor, stop tap, two radiators and Upvc double glazed window to rear. Wooden obscure double glazed door to rear.

## Second Floor

### Landing

Loft hatch (loft is fully boarded with light) and doors to bathroom and bedrooms;

### Bedroom One 10'0" max x 14'7" max (3.05 max x 4.45 max)



Double bedroom with radiator, two Upvc double glazed leaded effect windows to front and fitted wardrobes, dresser and cupboards. Door to en-suite shower room;

### En-suite Shower Room 4'11" x 6'0" (1.5 x 1.85)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and shower cubicle with mains shower. Radiator, extractor fan and electric shaver point.

### Bedroom Two 10'5" max x 10'7" max (3.2 max x 3.25 max)



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

### Bedroom Three 8'4" x 10'2" (2.55 x 3.1)



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

### Bathroom 5'8" x 6'10" (1.75 x 2.1)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Radiator, part tiled walls and extractor fan. Laminate floor and Upvc obscure double glazed window to side.

### External



To the rear is a lawn garden with raised rockery. Gas and electric meters to side. Shared lawn to front.

### Parking

Driveway provides off road parking for one car.

### 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.

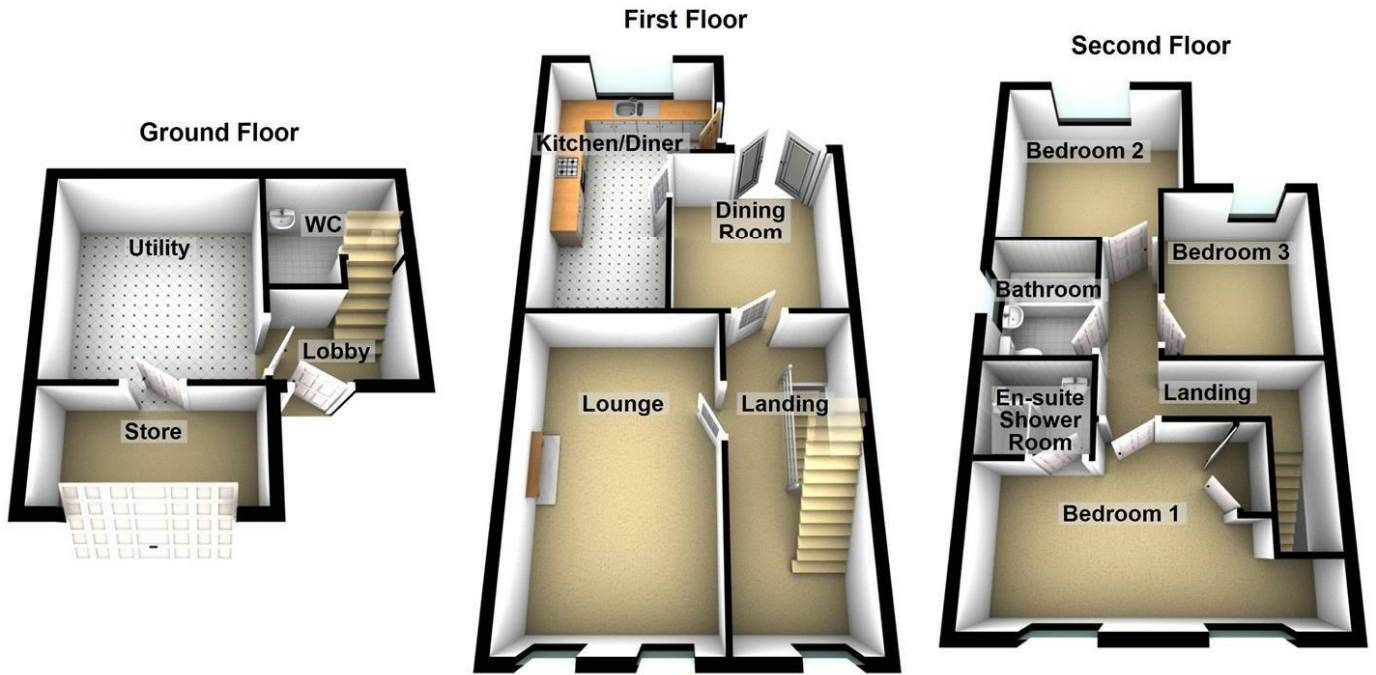
### **Boundaries & Ownerships**

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.

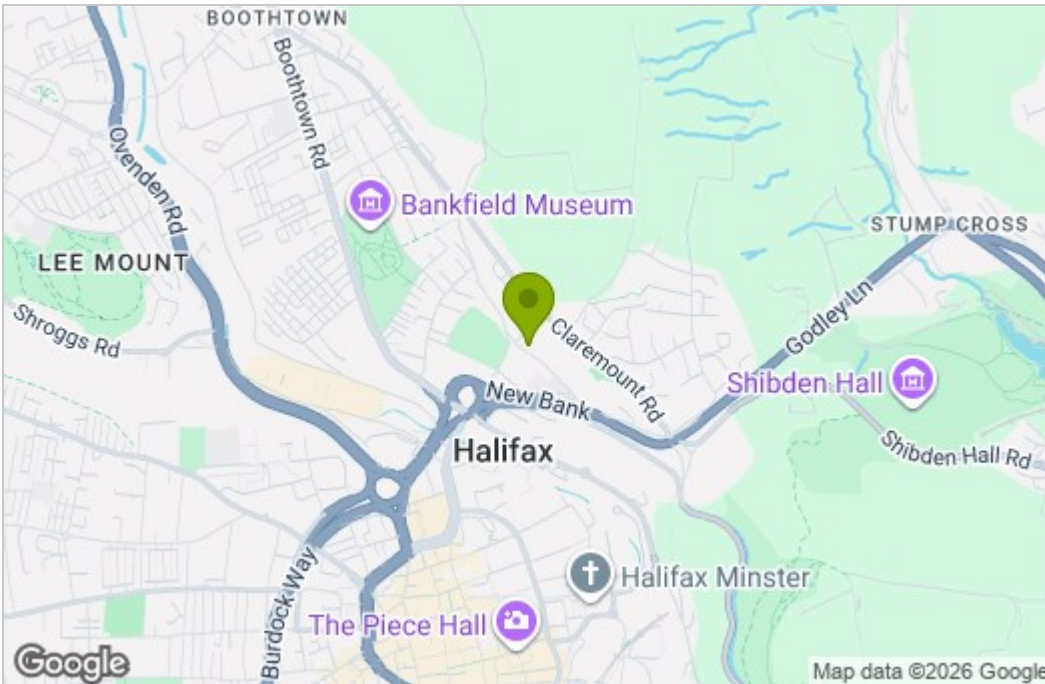
### **Mortgages**

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.**

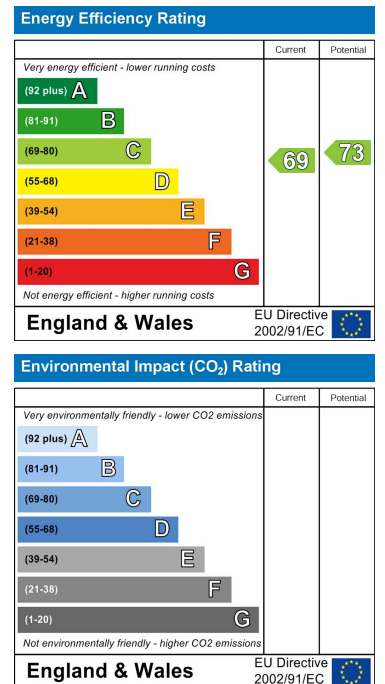
# Floor Plan



# 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.