



4 Denton Row, Halifax, HX4 9BX

£140,000

Offered FOR SALE with NO CHAIN is this well presented TWO bedroom mid terrace cottage in the most popular area of Holywell Green. Accommodation comprises; Entrance lobby, lounge/kitchen, cellar. To the first floor; landing, bedroom and bathroom. To the second floor is the attic bedroom. Seating area to front and storage shed. On street parking available close by. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal for a first time buyer or downsizer. Viewing essential.

Ground Floor

Entrance Lobby



Upvc double glazed leaded effect stable door to front, door to staircase access to first floor, radiator, storage cupboard housing the electric meter and fusebox. Door to lounge/kitchen;

Lounge/Kitchen 12'3" max x 14'7" max (3.75 max x 4.45 max)



Coving to ceiling, radiator and wall lights. Living flame gas fire with decorative fireplace and stone base and Upvc double glazed window to front. Having a range of wall and base units with wood worktop. Gas cooker point, stainless steel sink and drainer, integrated fridge and mobile room stat/programmer. 'BAXI' condensing combi boiler. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar



Having power and light and plumbing for washing machine.

First Floor

Landing



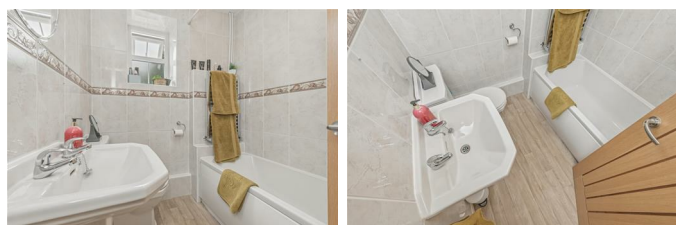
Doors to staircase access to second floor, bathroom and bedroom;

Bedroom One 9'0" x 11'5" (2.75 x 3.5)



Double bedroom with radiator, useful understairs storage with hanging rail and Upvc double glazed window to front. Feature stone fireplace.

Bathroom 5'10" x 6'0" (1.8 x 1.85)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Fully tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to front.

Second Floor

Attic Bedroom 10'0" x 13'11" (3.05 x 4.25)



Double bedroom with radiator, beams to ceiling, air vent and under eaves storage. Wall light and Upvc double glazed dormer window.

External



Seating area to front and storage shed.

Parking

On street parking close by.

Tenure

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

Energy Rating

D

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.

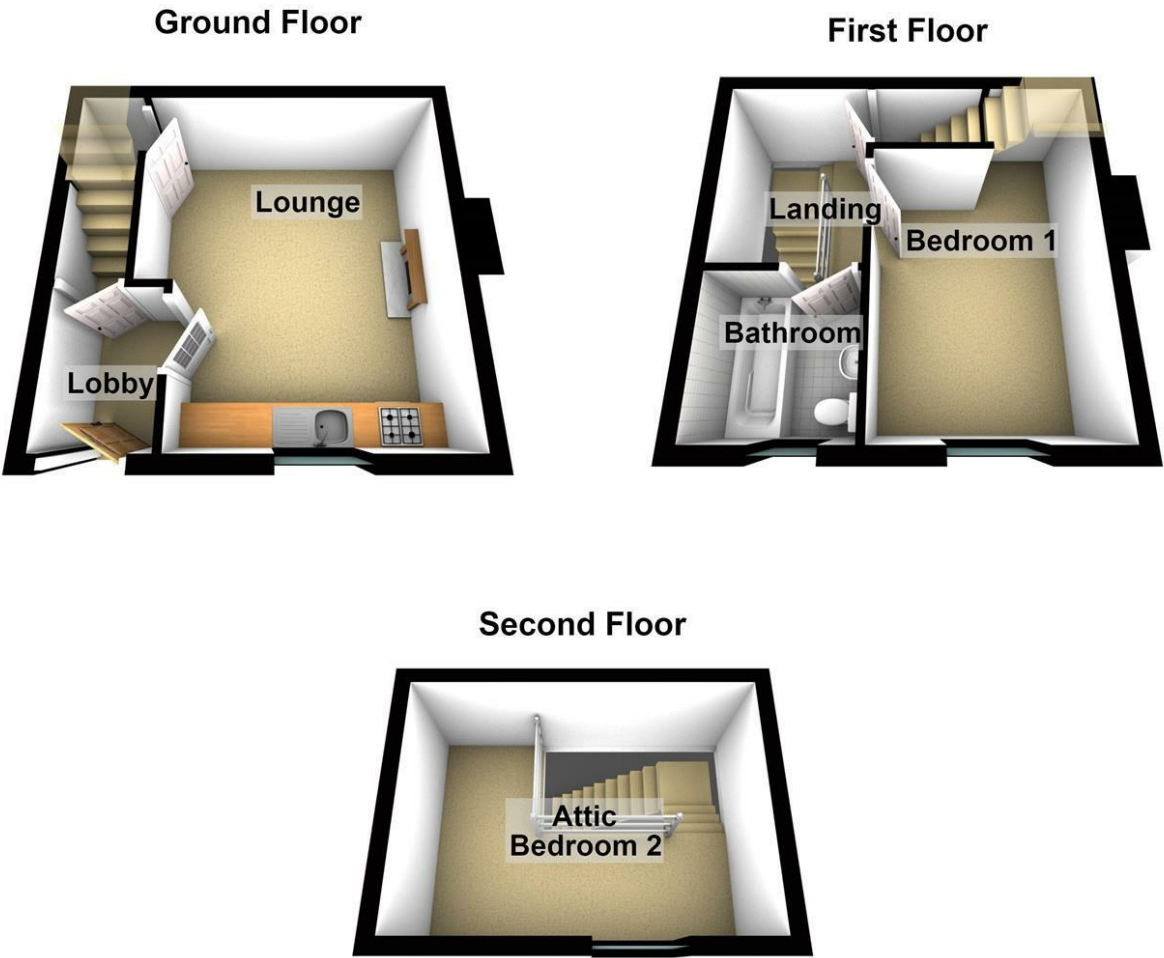
Boundaries & Ownerships

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.

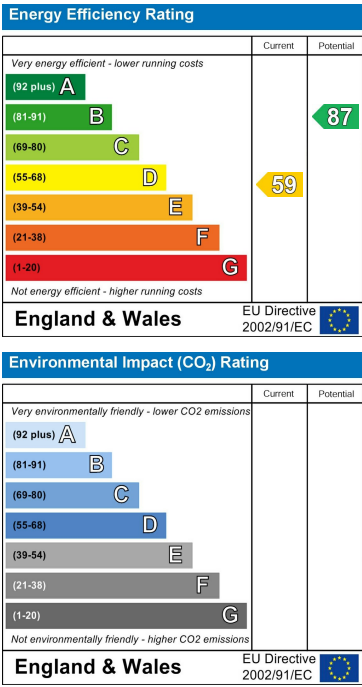
Floor Plan



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.