



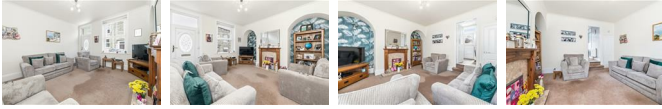
26 John Street, Halifax, HX4 8AR

Offers In The Region Of £135,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in the popular area of Greetland. Accommodation comprises; Lounge with useful understairs storage and kitchen. To the first floor; landing, two bedrooms and bathroom. Paveline frontage and patio garden to rear with two stone outbuildings. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 13'5" x 13'11" (4.1 x 4.25)



Radiator, Upvc double glazed window and Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. T.v. aerial lead, telephone point and living flame gas fire with marble effect surround and wooden fireplace. Coving to ceiling, mobile room stat, ceiling rose and understairs storage. Door to kitchen;

Kitchen 6'10" x 10'5" (2.1 x 3.2)



Having a range of wall and base units with laminate worktop and tiled and glass splashback. Gas oven, gas hob, space for fridge/freezer and plumbing for washing machine. Stainless steel one and a half sink and drainer, stop tap and radiator. Upvc double glazed window and Upvc obscure double glazed stable door to rear. Door to staircase access to first floor;

First Floor

Landing

At the bottom of the stairs is the 'MAIN' combi boiler (installed Nov 25 with a 5 year warranty). Room stat, fusebox and electric meter. Loft hatch and doors to bathroom and bedrooms;

Bedroom One 10'5" x 13'5" (3.2 x 4.1)



Double bedroom with radiator, air vent, spotlights and Upvc double glazed window to front.

Bedroom Two 5'10" x 10'4" (1.8 x 3.15)



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

Bathroom 4'5" x 7'6" (1.35 x 2.3)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric 'hydro' shower above. Part tiled walls, part shower walls and radiator. Upvc obscure double glazed window to rear.

External



Pavilione frontage and enclosed patio garden to rear with two stone outbuildings. Gas meter and stop tap.

Parking

On street parking

Tenure

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

Energy Rating

D

Council Tax Band

A

Water

Water Rates

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.

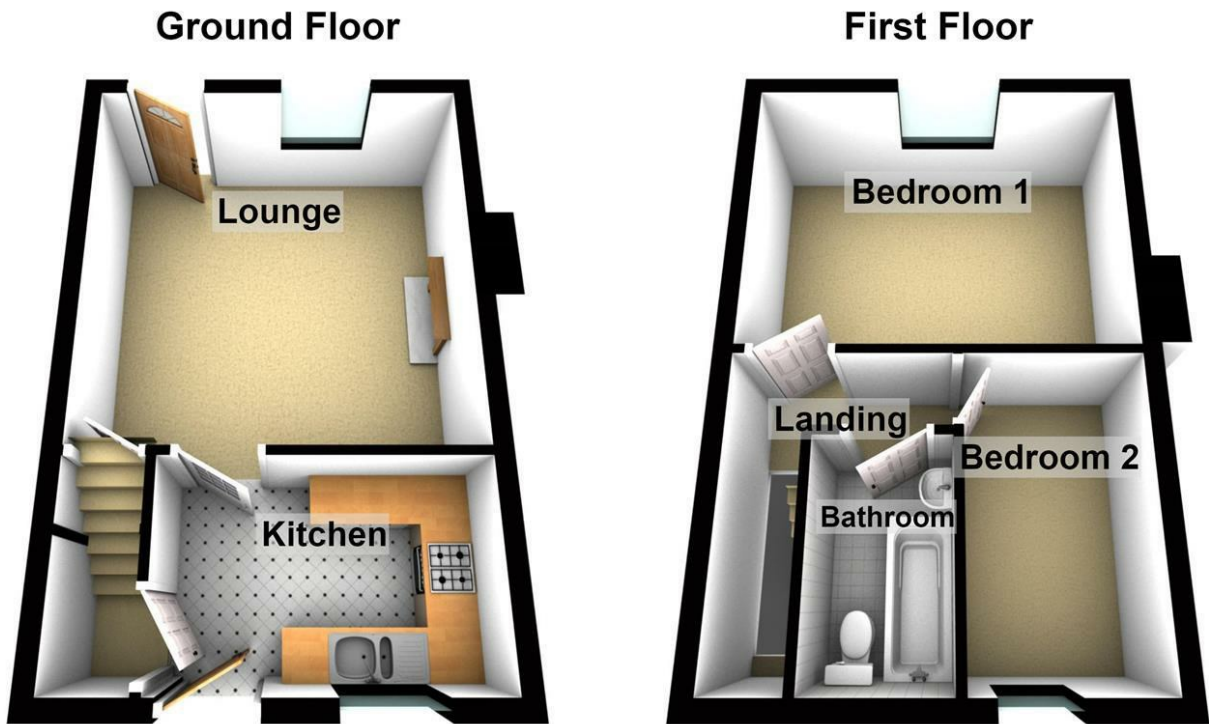
Boundaries & Ownerships

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.

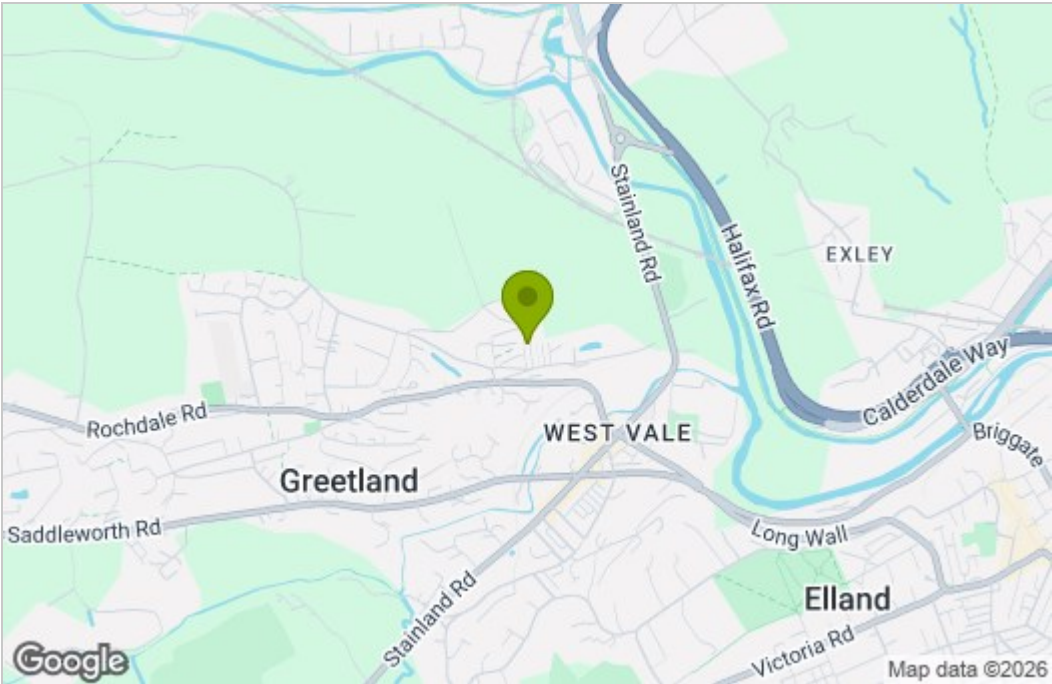
Mortgages

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.

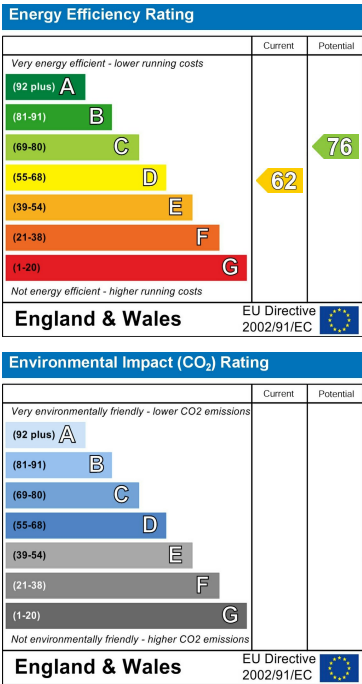
Floor Plan



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.