







28 Milner Lane, Greetland, HX4 8HP

Offers Over £180,000

Offered FOR SALE is this TWO bedroom mid terrace in the popular area of Greetland, Halifax. Accommodation comprises; Entrance lobby, open plan lounge/dining/kitchen. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. Off road parking to front. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance lobby
LVT floor, composite obscure double glazed door and Upvc double glazed window to front, fusebox. Staircase access to first floor and door to lounge;

Lounge Area 10'5" max x 14'9" max (3.2 max x 4.5 max)





Living flame gas fire (capped off) with decorative fireplace, radiator, t.v. point and telephone point. Upvc double glazed window to front.

Dining Kitchen Area 8'2" x 14'9" (2.5 x 4.5)






Having a range of wall and base units with laminate worktop and tiled splashback. Space for dryer, ceramic sink and drainer and plumbing for washing machine. Electric oven, hob and extractor hood above and space for fridge/freezer. LVT floor, stop tap, radiator and spotlights. Upvc double glazed window and door and window to rear.

First Floor

Landing
Loft hatch with drop down ladder. Loft is part boarded and has power and light. Storage cupboard housing the 'Ideal' condensing combi boiler. Doors to bathroom and bedrooms;

Bedroom One 8'10" x 11'7" (2.7 x 3.55)



Double bedroom with radiator, part wood paneled wall, built in wardrobe overstairs and Upvc double glazed window to front.

Bedroom Two 7'10" x 10'5" (2.4 x 3.2)



Double bedroom with radiator, part wood paneled walls and Upvc double glazed window to rear.

Bathroom 6'4" max x 7'8" max (1.95 max x 2.35 max)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with glass shower screen and mains shower. Spotlights, tiled floor and fully tiled walls. Chrome heated towel radiator and Upvc obscure double glazed window to rear.

External



To the front is a decked area, electric meter and driveway for one car. To the rear is a decked and Indian stone patio garden with external lights, outdoor tap and socket and gas meter.

Parking
Driveway provides off road parking for one car. Garage.

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

Water
Water rates

Energy Rating
C

Council Tax Band
B

Viewings
Strictly by appointment. Contact Dawson Estates.

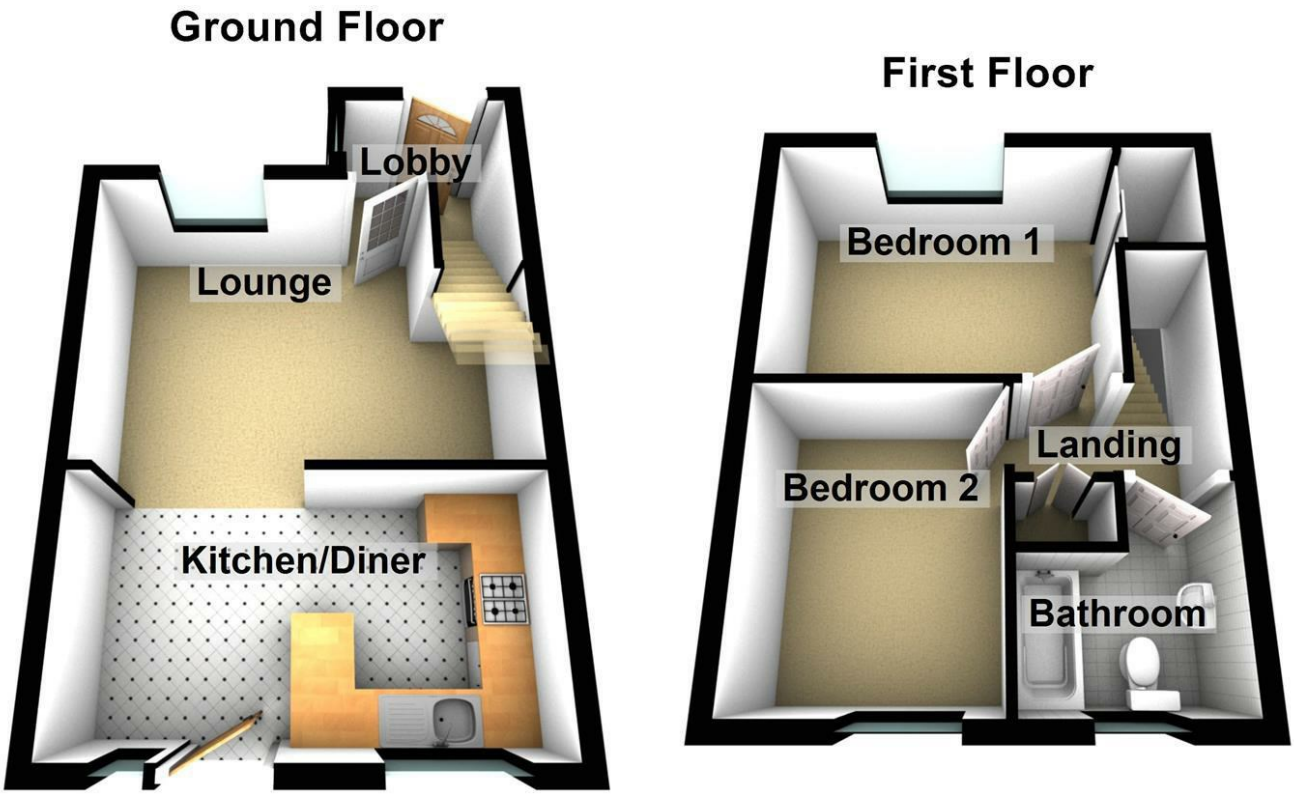
Property to Sell?
Call for a FREE, no obligation valuation.

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.

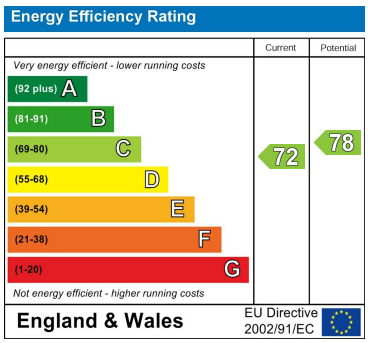
Floor Plan

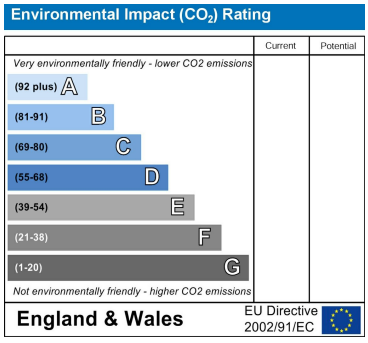


Area Map



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.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk