



12 Stretchgate Lane, Halifax, HX2 0EU

**£125,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom end terrace in this popular part of Halifax. Accommodation comprises; Entrance lobby, lounge and kitchen. Cellar. To the first floor; landing, two bedrooms and shower room. Garden to front and 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. Viewing essential.

## Ground Floor

### Entrance Lobby



Radiator, part wood paneled walls and beam to ceiling. Upvc obscure double glazed door to front, staircase access to first floor and door to lounge;

**Lounge 14'11" max x 16'4" max (4.55 max x 5 max)**



Two radiators, Upvc double glazed window to front and exposed beams to ceiling. Wood paneled ceiling, inset to chimney breast, telephone point and cable point. Opening to kitchen;

**Kitchen 5'2" max x 12'7" max (1.6 max x 3.85 max)**



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and electric cooker point. Radiator and Upvc obscure double glazed window to side. Wood paneled ceiling and door to staircase access to lower ground floor;

### Lower Ground Floor

#### Cellar

Housing the fusebox, stop tap and electric meter.

### First Floor

## Landing



Spotlights, room stat and fitted wardrobes/cupboards. 'Vokera' condensing combi boiler. Doors to shower room and bedrooms;

**Bedroom One 9'6" max x 12'11" max (2.9 max x 3.95 max)**



Double bedroom with radiator, spotlights and exposed beam to ceiling. Upvc double glazed window to front.

**Bedroom Two 6'10" x 9'10" (2.1 x 3)**



Single bedroom with radiator, spotlights, built in shelving and Upvc double glazed window to front.

**Shower Room 3'7" max x 11'5" max (1.1 max x 3.5 max)**



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, part tiled walls, wood paneled ceiling and spotlights. Radiator, extractor fan and Upvc obscure double glazed window to side.

**External**



To the front is a patio with raised borders. External light, security light and outside tap. Shed with power and light.

**Parking**

On street parking.

**Tenure**

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

**Energy Rating**

E

**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**

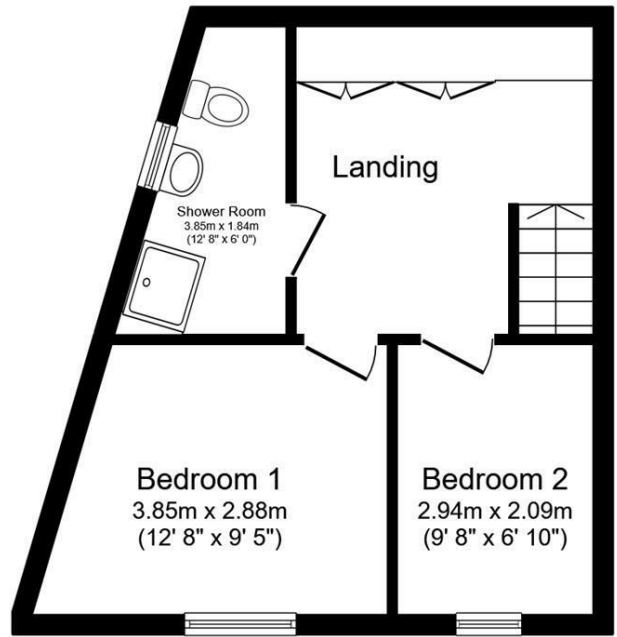
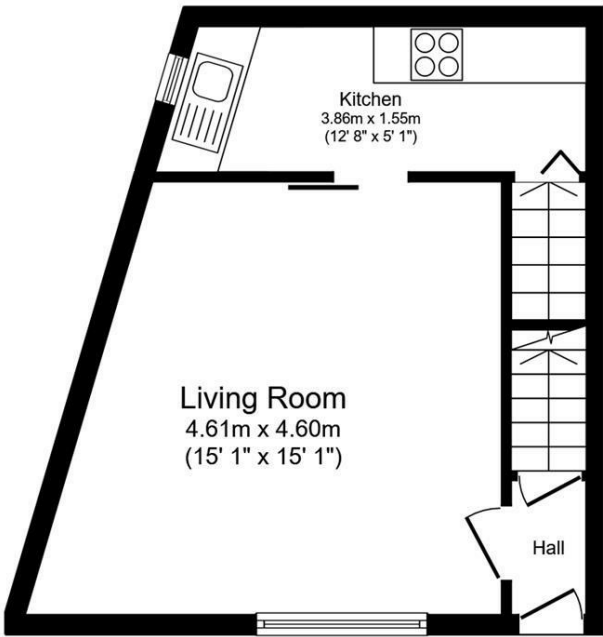
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**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



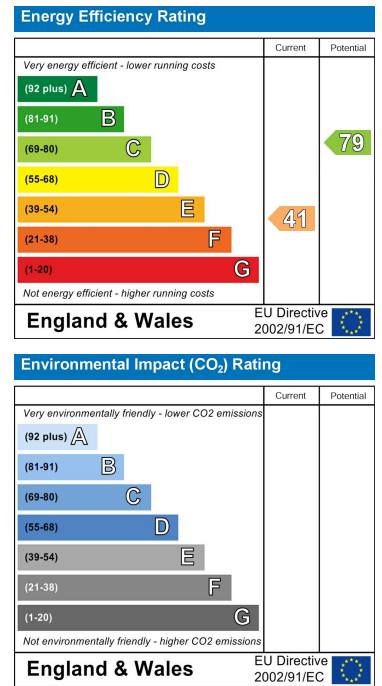
Total floor area: 63.3 sq.m. (681 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.