



48 Gleanings Drive, Halifax, HX2 0PA

**£175,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property in this popular part of Halifax. Accommodation comprises; Entrance lobby, lounge, dining room, kitchen and conservatory. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. Driveway and Garage. 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 Upvc double glazed window to side. Storage cupboard with coat hooks, staircase access to first floor and door to lounge;

### Lounge 11'5" max x 14'5" max (3.5 max x 4.4 max)



Upvc double glazed window to front, radiator, wall lights and decorative fireplace. T.v. aerial lead, telephone point and double doors to dining room;

### Dining Room 6'10" x 8'0" (2.1 x 2.45)



Radiator, wall light, Upvc double glazed leaded effect doors to conservatory and door to kitchen;

### Kitchen 7'4" max x 9'10" max (2.25 max x 3 max)



Having a range of wall and base units with laminate worktop and splashback. Electric double oven, electric hob and extractor hood. Acrylic sink and drainer, space for fridge/freezer.

Upvc obscure double glazed door to side, Upvc double glazed window to rear and radiator.

Understairs storage cupboard housing the electric meter and fusebox. Air vent.

### Conservatory 6'10" x 8'10" (2.1 x 2.7)



Upvc double glazed windows to three sides (one side obscure) and Upvc double glazed door to side.

## First Floor

### Landing

Upvc obscure double glazed window to side, radiator and loft hatch. Room stat and doors to bathroom and bedrooms;

### Bedroom One 12'11" max x 14'9" max (3.95 max x 4.5 max)



Double bedroom with Upvc double glazed window to front, radiator and telephone point. Storage cupboard to one alcove, fitted wardrobes with sliding mirrored doors and air vent. Overstairs storage cupboard housing the 'Ideal' condensing combi boiler.

### Bedroom Two 8'8" x 11'7" (2.65 x 3.55)



Double bedroom with radiator, Upvc double glazed window to rear and telephone point. Fitted wardrobes and air vent.

### Bathroom 5'10" x 6'4" (1.8 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Mira' electric shower above. Radiator, Upvc obscure double glazed window to side, extractor fan and spotlights. Wood paneled ceiling and part tiled walls.

### External



Gardens front and rear.

### Garage

### Parking

Driveway provides off road parking

### Tenure

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

### Energy Rating

D

### 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.

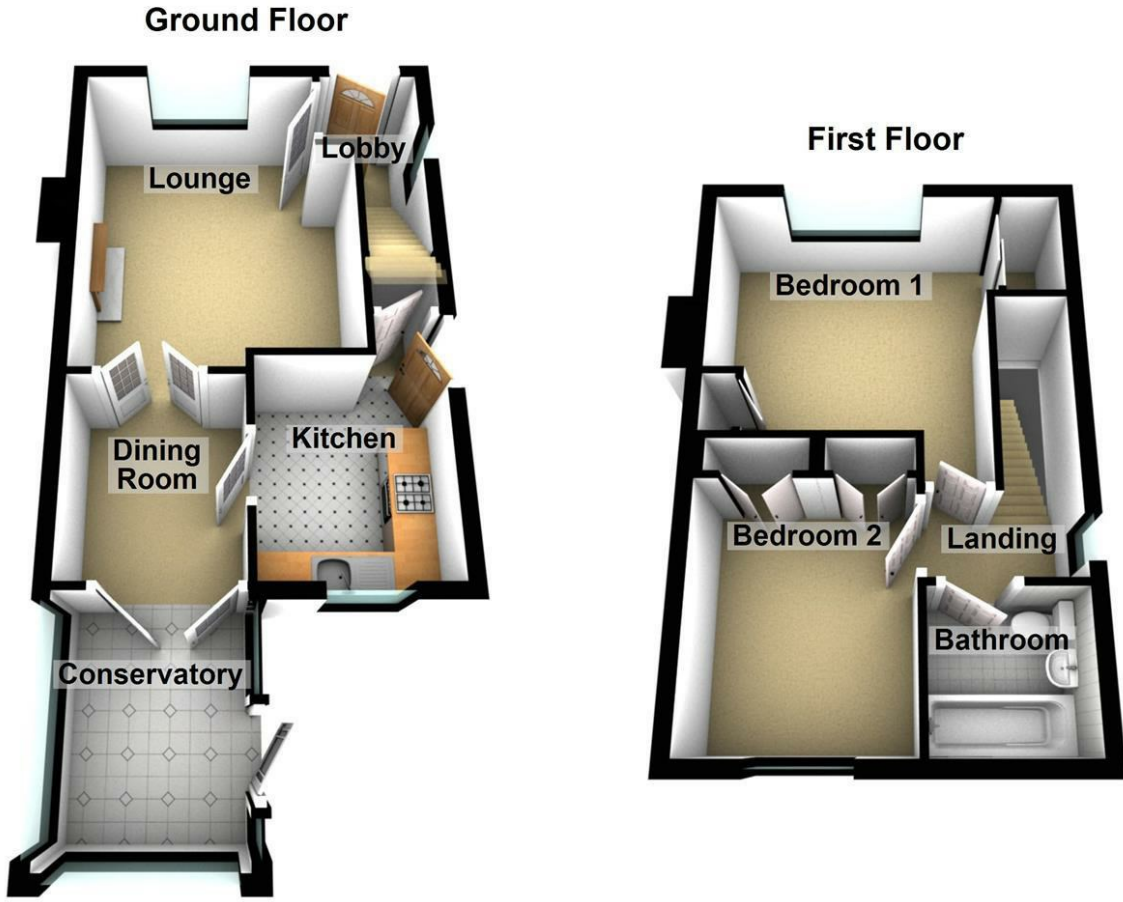
### Boundaries & Ownerships

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.

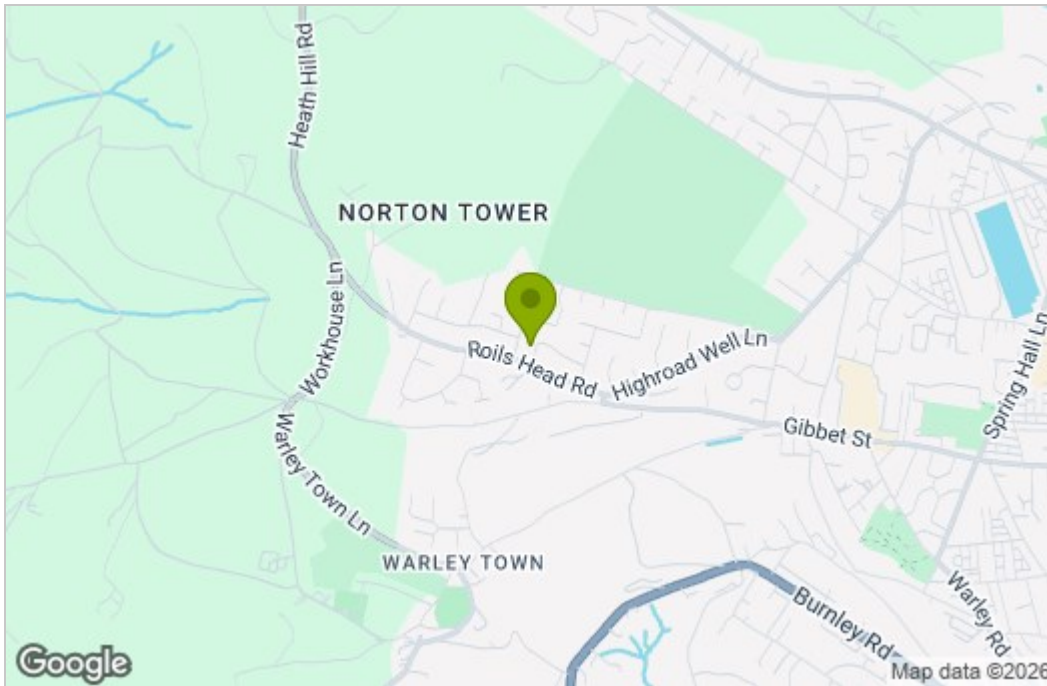
### Mortgages

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.**

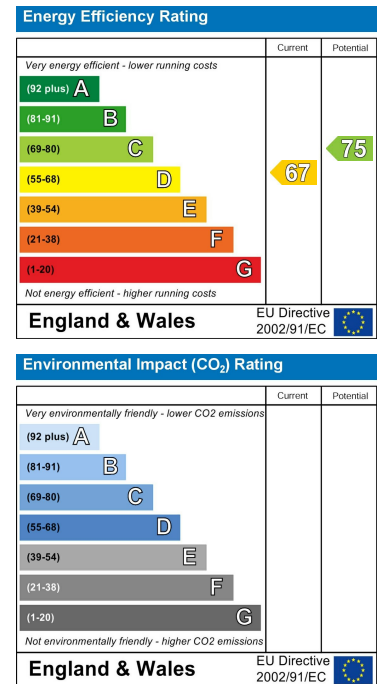
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.