







114 Ravenstone Drive, Halifax, HX4 8DY

£350,000

Offered FOR SALE is this FOUR bedroom DETACHED property with superb views in the popular area of Greetland, Halifax. Accommodation comprises; Entrance hallway, spacious lounge/diner, kitchen, double bedroom and shower room. Garage. To the lower ground floor; hallway, three bedrooms, shower room and conservatory. Gardens front and rear. Plenty of off road parking. The property benefits from majority double glazing and gas central heating. Security alarm, cctv and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Wooden obscure single glazed door with double glazed side panel to front, telephone point and radiator. Loft hatch with drop down ladder (fully boarded with light). Staircase access to lower ground floor, doors to bedroom, shower room, kitchen and lounge/diner;

Lounge/Diner 15'1" max x 21'3" max (4.6 max x 6.5 max)



Two wooden double glazed windows to rear, coving to ceiling and wall lights. T.v. point and living flame gas fire with marble effect surround and wooden fireplace.

Kitchen 8'10" x 16'0" (2.7 x 4.9)



Having a range of wall and base units with laminate and wood worktop and tiled splashbacks. Two stainless steel sinks and drainer, plumbing for dishwasher and gas cooker point with extractor hood. Space for fridge/freezer, 'Potterton' condensing boiler and wooden double glazed leaded effect window to front. Storage cupboard housing the hot water cylinder, radiator, programmer and fusebox.

Bedroom One 9'0" x 15'1" (2.75 x 4.6)



Double bedroom with radiator, plate rack and wooden double glazed window to front. Door to shower room;

Shower Room 5'6" x 6'10" (1.7 x 2.1)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower with mains shower. Grab rail, extractor fan. laminate ceiling with spotlights. Laminate and tiled wall, electric shaver point and wall light. Spotlights and wooden obscure double glazed window to front.

Garage 8'2" x 16'0" (2.5 x 4.9)

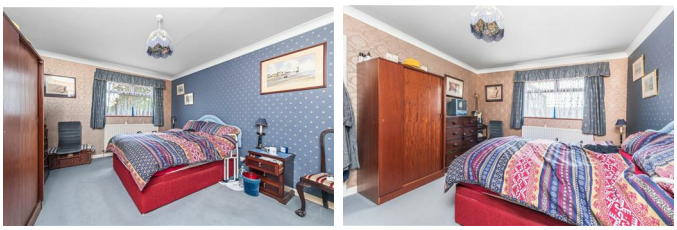
Radiator, up and over door with cat flap, power and light. Wall and base units with laminate worktop and plumbing for washing machine.

Lower Ground Floor

Hallway

Radiator, understairs storage and room stat. Doors to shower room and bedrooms;

Bedroom Two 11'9" x 15'1" (3.6 x 4.6)



Double bedroom with radiator, coving to ceiling and wooden double glazed window to rear.

Bedroom Three 8'4" x 9'2" (2.55 x 2.8)



Double bedroom with radiator, t.v. point and Upvc double glazed French doors to rear

Bedroom Four 7'0" x 8'6" (2.15 x 2.6)



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

Shower Room 5'4" x 7'4" (1.65 x 2.25)

Three piece suite comprising low flush w.c. pedestal wash basin and walk in double shower with glass return shower screen and mains shower. Grab rails, radiator and wooden obscure double glazed window to side. Tiled walls and shower walls, extractor fan, electric shaver point and wall light.

Conservatory 8'10" x 11'9" (2.7 x 3.6)



Radiator, wall ight and Upvc double glazed windows to 3 sides. Upvc double glazed door to side.

External



Two driveways providing off road parking, patio and pebbled area. External light, gas and electric meters and outside tap. Patio and pebbled garden to rear which extends round the side. Wooden shed and greenhouse. Access path to other side.

Parking

Off road parking for at least 3 cars and garage. Further on street parking available.

Tenure

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

Energy Rating

C

Council Tax Band

D

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.

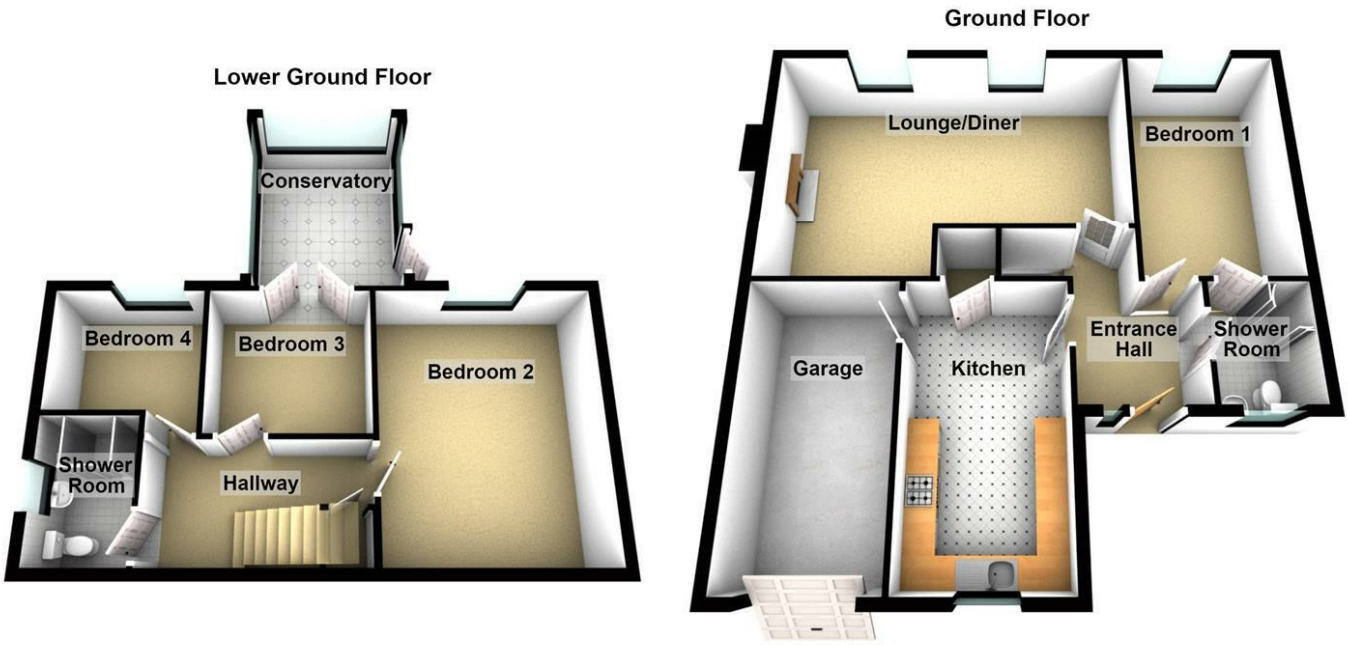
Boundaries & Ownerships

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.

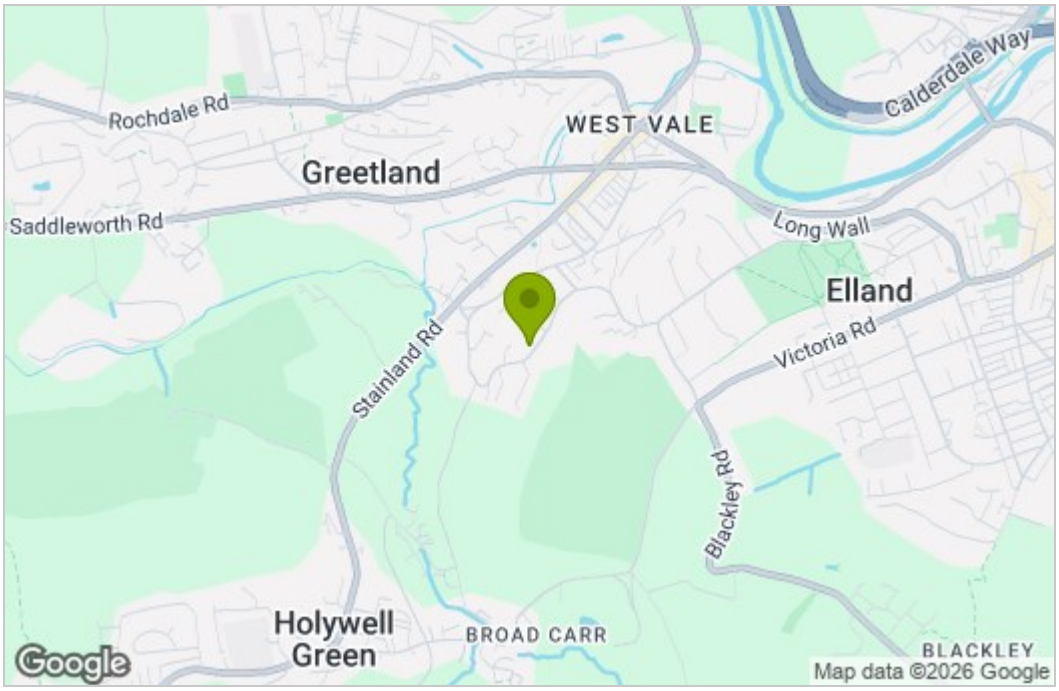
Mortgages

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.

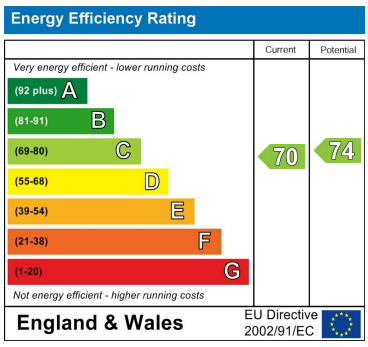
Floor Plan

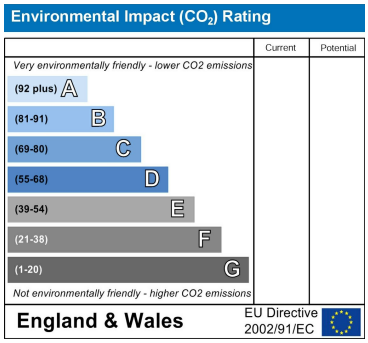


Area Map



Energy Efficiency Graph





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