



2 Thornfield Rise Sunnybank Road, Halifax, HX4 8JP

**£350,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom detached bungalow in the sought after area of Greetland. Accommodation comprises; Entrance porch, hallway, lounge, dining kitchen, utility, sun room, two double bedrooms and modern wet room. Gardens front and rear. Off road parking for three cars and garage. The property benefits from majority Upvc double glazing, gas central heating, smart meters and security alarm system. Close to amenities, transport links and access to the M62 motorway network.

Viewing essential.

### Entrance Porch 3'9" x 7'8" (1.15 x 2.35)



Upvc double glazed windows and door. Laminate floor. Upvc obscure double glazed door to hallway;

### Hallway

Rubber matting, wood paneled walls and wall lights. Coving to ceiling, radiator, room stat and two loft hatches. Underfloor heating control for wet room and doors to wet room, utility, two bedrooms, dining kitchen and lounge;

### Lounge 13'9" x 16'4" (4.2 x 5)



Two radiators, t.v. point and t.v. aerial lead. Living flame gas fire, coving to ceiling and wall lights. Mobile room stat and Upvc double glazed window to front. Door to dining kitchen;

### Dining Kitchen 8'4" x 21'3" (2.55 x 6.5)



Having a range of wall and base units with laminate worktop and splashback. Space for fridge/freezer, four ring induction hob with glass splashback and extractor hood above. Plumbing for dishwasher, ceramic one and a half sink and drainer, laminate floor. Coving to ceiling, Upvc double glazed window to front and radiator. Telephone point, stop tap, wine rack and electric oven. Upvc double glazed windows and door leads to sun room;

### Sun Room 7'10" x 8'10" (2.4 x 2.7)



Laminate floor, Upvc double glazed windows and French doors.

### Bedroom One 11'1" x 15'5" (3.4 x 4.7)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear. Fitted wardrobes and drawers.

### Bedroom Two 9'2" x 15'5" (2.8 x 4.7)



Double bedroom with radiator, fitted wardrobes and coving to ceiling. Upvc double glazed window to rear.

### Wet Room 7'4" x 9'4" (2.25 x 2.85)



Fitted in 2021. Three piece suite comprising comfort height low flush w.c. sink with vanity unit and walk in shower with glass shower screen, grab rail, mains shower and waterfall shower. Extractor fan, spotlights and underfloor heating. Heated towel radiator, fully tiled walls and floor. Two storage units, sensor illuminated mirror and Upvc double glazed window to rear.

## Utility 5'4" x 6'4" (1.65 x 1.95)



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.

Wall and base units with laminate worktop, plumbing for washing machine, 'BAXI' condensing combi boiler and wooden double glazed window to rear.

## External



To the front is a decked, lawn and slate garden with mature bushes and shrubbery. Gas and electric meters. To the side is a lean to shed with power. External light. To the rear is a mature garden with apple tree and outside tap.

## Parking

Driveway and further parking space for three cars.  
Garage

## Garage

Electric door. Having power, light and water.  
Fusebox.

## Tenure

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

## Energy Rating

D

## Council Tax Band

E

## Water

Water meter

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

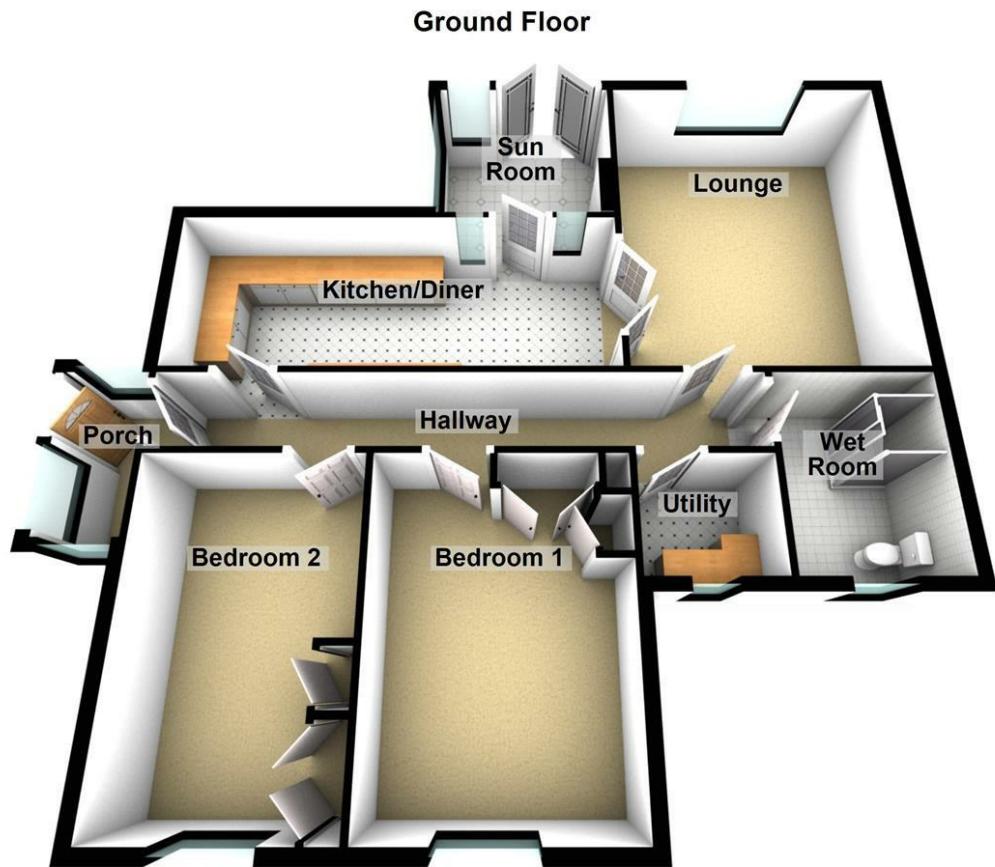
Call for a FREE, no obligation valuation.

## Solicitors

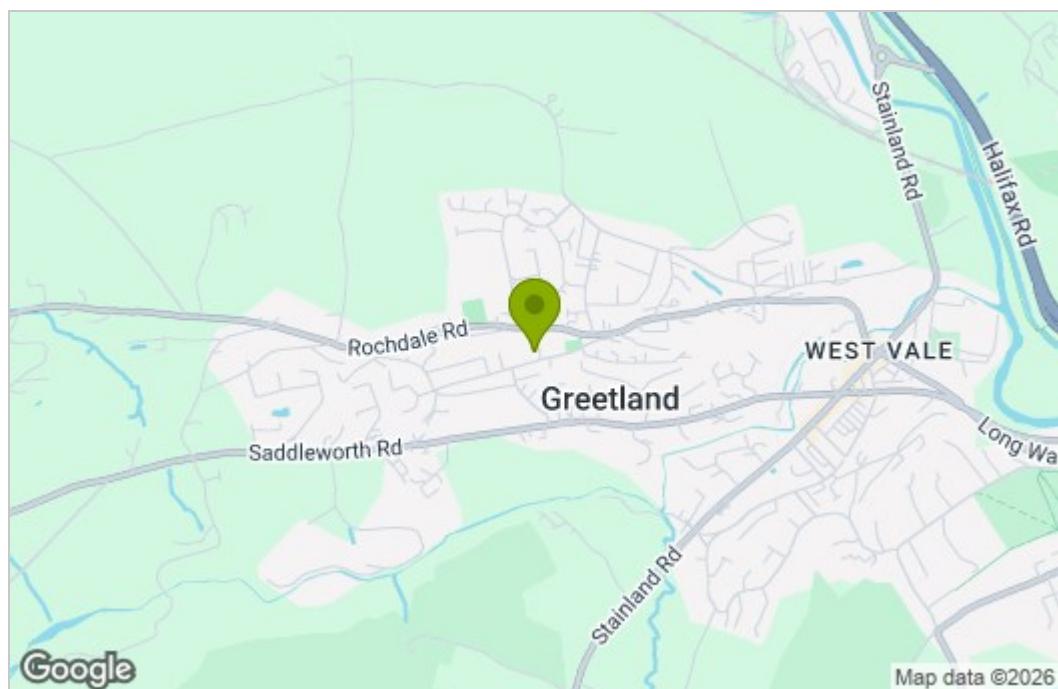
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

## Boundaries & Ownerships

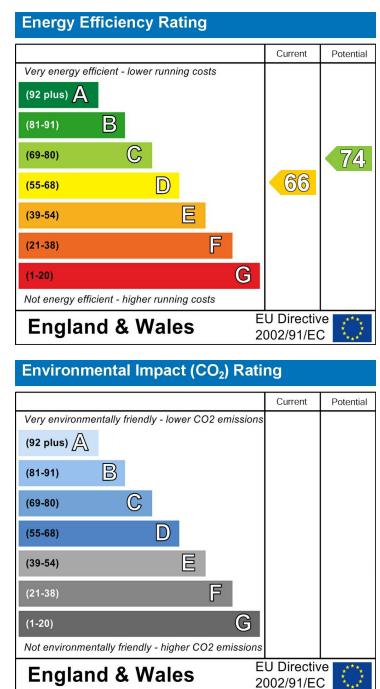
## Floor Plan



## 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.