



16 Garwick Terrace, Halifax, HX4 8DA

**£280,000**

Offered FOR SALE is this well presented THREE bedroom end terrace with stunning far reaching views in the sought after area of Greetland, Halifax. Accommodation comprises; Entrance hallway, lounge, dining room, kitchen and sun room. To the first floor; landing, three double bedrooms and shower room.

Gardens to three sides and on street parking. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and Upvc double glazed window to front. Two radiators, coving to ceiling and wall light. Understairs storage housing the fusebox, gas meter, electric meter and safe. Staircase access to first floor and door to dining room and lounge;

### Lounge 10'5" x 11'7" exc. bay (3.2 x 3.55 exc. bay)



Upvc double glazed bay window to front, two radiators and electric fire. Telephone point, t.v. point, picture rail, cornice to ceiling and ceiling rose.

### Dining Room 10'11" x 11'5" (3.35 x 3.5)



Radiator, coving to ceiling and storage cupboard to one alcove. Cast iron gas stove with stone base and wooden mantel. Openings to kitchen and sun room;

### Sun Room 9'10" x 12'7" (3 x 3.85)



Upvc double glazed windows to three sides and Upvc double glazed door to side. Two radiators and exposed stone wall.

### Kitchen 5'10" x 11'7" (1.8 x 3.55)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, electric oven, gas hob with extractor hood above. Integrated dishwasher, fridge/freezer, washing machine and dryer. Tiled

floor, stop tap and coving to ceiling. Upvc obscure double glazed door and two Upvc double glazed windows to rear.

## First Floor

### Landing



Radiator, loft hatch and Upvc double glazed window to front. Doors to shower room and bedrooms;

### Bedroom One 10'0" x 10'2" (3.05 x 3.1)



Double bedroom with radiator, storage cupboard and wardrobe to alcoves and Upvc double glazed window to front.

### Bedroom Two 6'10" x 14'9" (2.1 x 4.5)



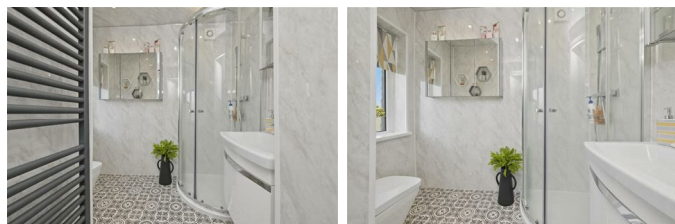
Double bedroom with radiator and Upvc double glazed window to rear.

### Bedroom Three 8'8" x 10'0" (2.65 x 3.05)



Double bedroom with radiator and Upvc double glazed window to side.

### Shower Room 6'2" max x 7'0" max (1.9 max x 2.15 max)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower and waterfall shower. Heated towel radiator, shower walls, spotlights and extractor fan. Laminate ceiling and Upvc obscure double glazed window to front.

### External



To the front is a patio, decked and lawn garden. External lights, security lights and outside socket and tap. Storage underneath the sun room housing the 'BAXI' duo-tec combi boiler. To the rear is a patio and lawn garden with wooden shed and security light.

### Parking

On street parking

### Tenure

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

### Energy Rating

TBC

### Council Tax Band

C

### 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

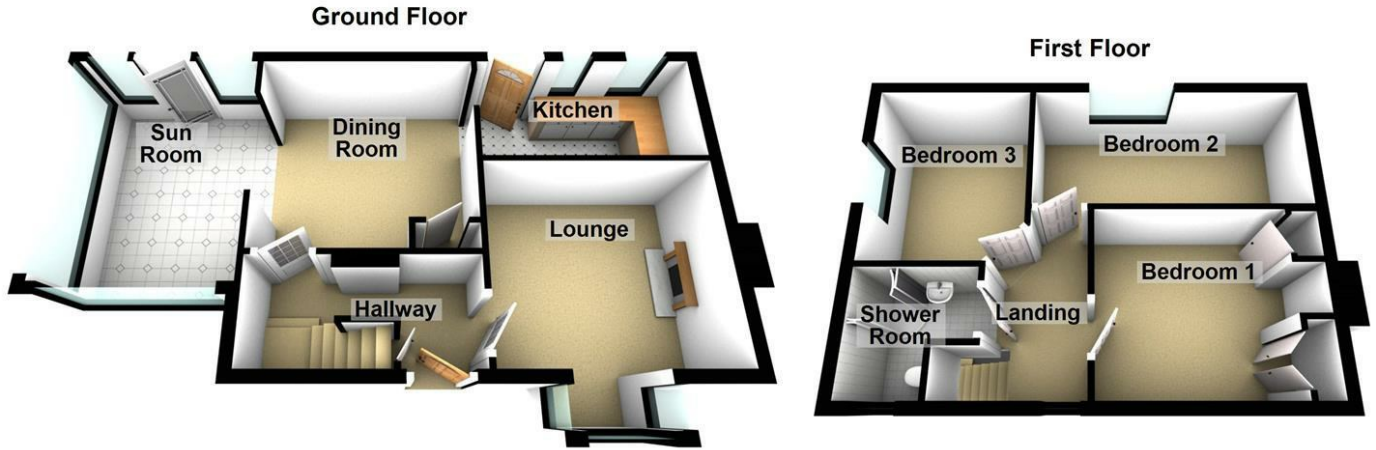
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

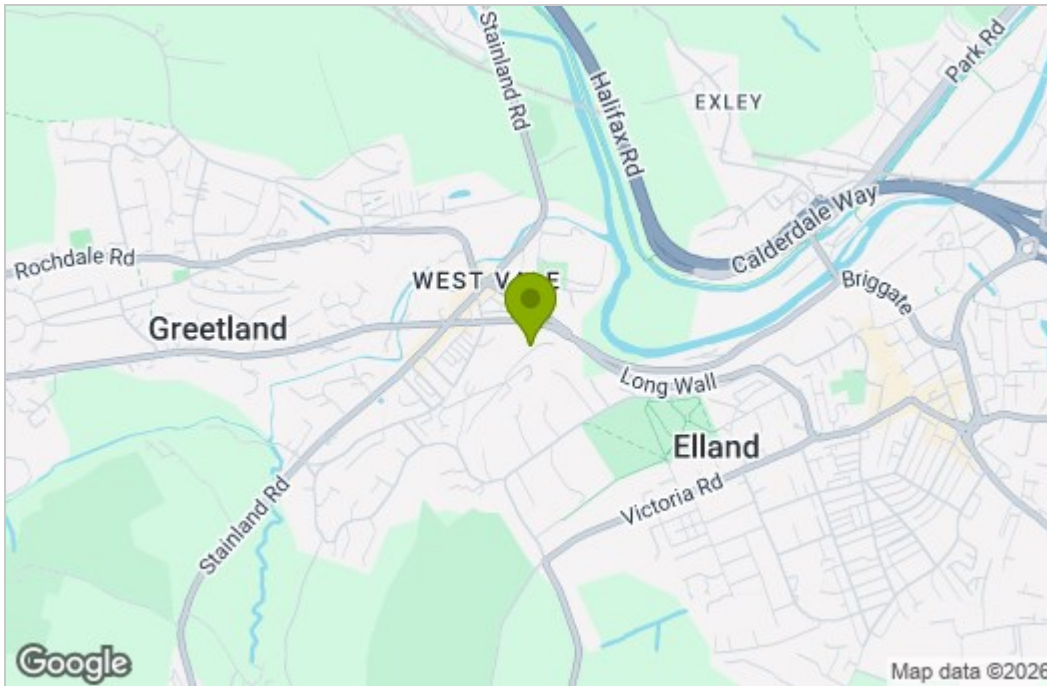
Dawson Estates offer a no obligation mortgage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.