



6 Moorlands Drive, Halifax, HX3 5NP

Offers Over £195,000

Offered FOR SALE is this extended THREE bedroom semi-detached property situated on this cul-de-sac in the Ovenden area of Halifax. Accommodation comprises; Entrance lobby, spacious lounge with bay window, modern dining kitchen and utility room. To the first floor; landing, three double bedrooms and bathroom. Large garden to the front, garden, off road parking and double garage to rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Lobby

Composite door with Upvc double glazed panel above to front. Door to lounge and opening to utility;

Utility Room 5'6" x 15'1" (1.7 x 4.6)



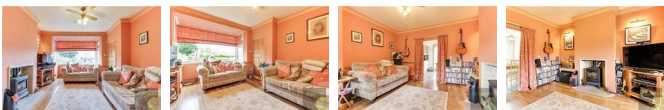
Having a range of 'Howdens' wall and base units with laminate worktops and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and vented for dryer. Radiator, karndean flooring and Upvc double glazed window to front with tiled sills. Wall mounted 'Vaillant' combi boiler and opening to dining kitchen;

Dining Kitchen 8'4" x 21'11" (2.55 x 6.7)



Having a range of 'Howdens' wall and base units with laminate worktop and tiled splashbacks. Integrated 'Belling' dishwasher, integrated fridge/freezer and 'New world' double range oven with 6 ring gas hob with wok burner, stainless steel splashback and extractor hood above. Stainless steel sink and drainer, radiator and karndean flooring. Understairs storage housing the electric meter and fusebox. Upvc double glazed window and french doors to rear. Opening to lounge;

Lounge 12'5" max x 12'9" max exc. bay (3.8 max x 3.9 max exc. bay)



Karndean flooring, dado rail and coving to ceiling. Cast iron dual fuel stove with custom made Yorkshire stone base and tiled surround. Radiator, Upvc double glazed bay window to front, telephone point and t.v. aerial leads. Mobile room stat, picture lights to wall and ceiling fan.

First Floor

Landing

Newly fitted carpet to landing and stairs. Opening to bedroom three and doors to bathroom and bedrooms;

Bedroom One 11'1" to robes x 12'7" (3.4 to robes x 3.85)



Double bedroom with new carpet, radiator and fitted wardrobes and shelving. Upvc double glazed window to front.

Bedroom Two 8'6" x 9'0" (2.6 x 2.75)



Double bedroom with radiator, 'Ikea' fitted wardrobes and cupboards. Light above the bed and Upvc double glazed window to rear.

Bedroom Three 8'6" max x 15'7" max (2.6 max x 4.75 max)

Double bedroom with radiator, laminate floor and Upvc double glazed window to front. Two telephone points, loft hatch with drop down aluminium ladder. Wooden double glazed velux window and overstairs storage with shelving and rail. The loft has light and two wooden double glazed velux windows.

Bathroom 5'2" x 12'1" (1.6 x 3.7)



Three piece suite comprising low flush w.c. sink with vanity unit and double bath with thermostatic

tap and mains shower. The bath is 600mm deep. Spotlights, extractor fan and mirrored medicine cabinet. Fully tiled walls and floor, coving to ceiling and Upvc obscure double glazed window to rear.

External



To the front is a patio and lawn garden. Outbuilding with concrete base and new tin roof. Security light. To the rear is a 4 m x 4m decked area with stop tap for the house underneath , slate area and driveway. Security light and outside tap. Gas meter and external dusk to dawn lights.

Garage

Double garage with electric up and over door, side door, power and light and pit. The garage is alarmed.

Parking

Driveway provides off road parking for four cars.

Tenure

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

Energy Rating

D

Council Tax Band

B

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.

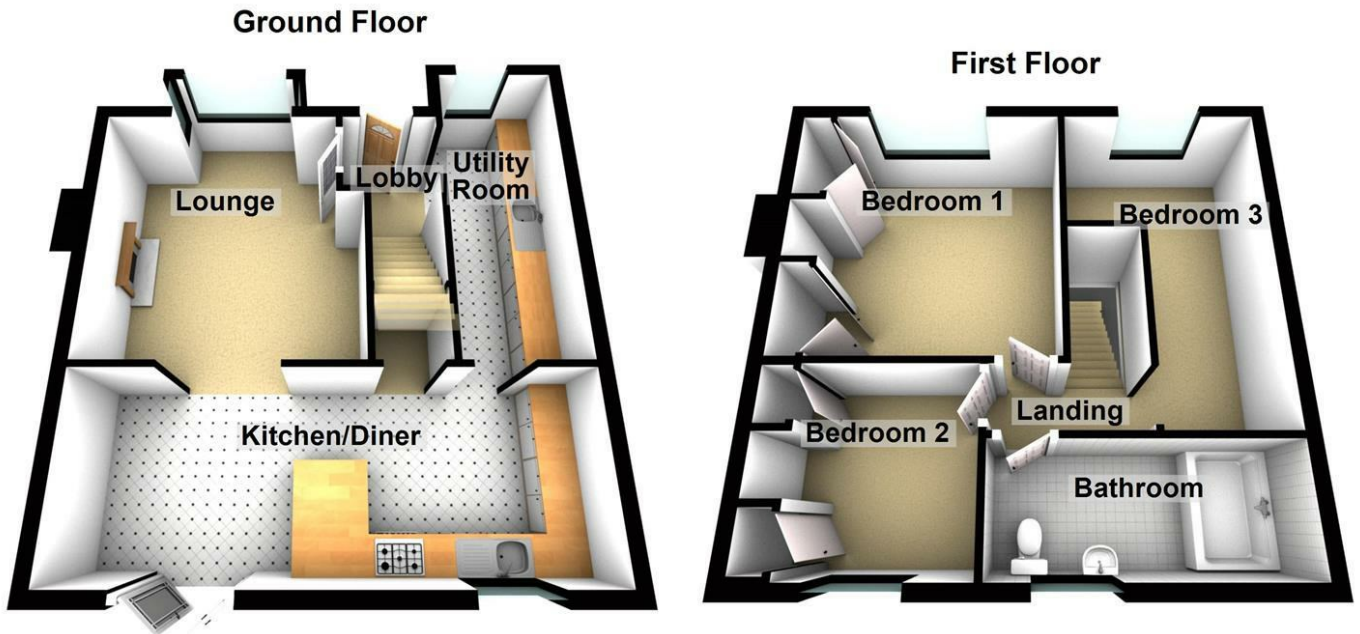
Boundaries & Ownerships

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.**

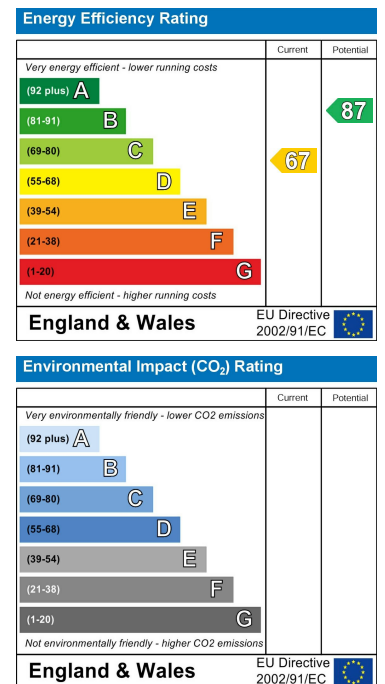
Floor Plan



Area Map



Energy Efficiency Graph



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