



18 Malton Street, Halifax, HX3 6HS

Offers In The Region Of £102,500

Offered FOR SALE is this TWO double bedroom stone built end terrace in the popular area of Boothtown, Halifax. Accommodation comprises; Spacious lounge, kitchen and cellar. To the first floor; landing, double bedroom and bathroom. Further double bedroom to the attic level. Lovely enclosed front garden and on street parking. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Lounge 12'9" x 14'9" (3.9 x 4.5)



Spacious room with radiator, room stat and Upvc double glazed window to front. Insert to chimney breast with air vent and stone base, Upvc obscure double glazed door to front, door to staircase access to first floor and door to kitchen;

Kitchen 6'6" max x 11'9" (2 max x 3.6)



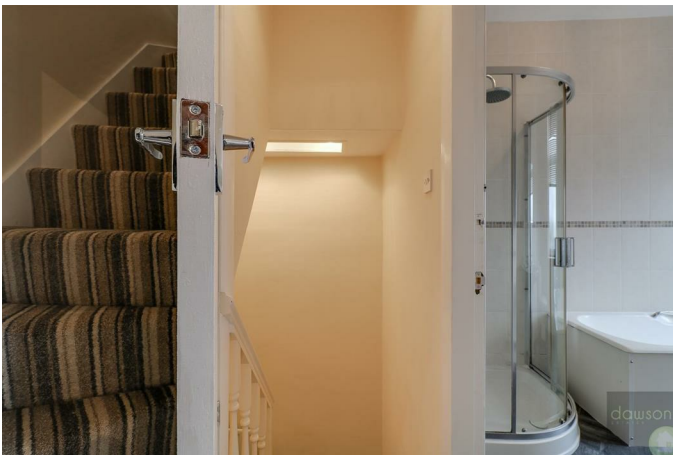
Having a range of wall and base units with laminate worktops and tiled splashbacks. Space for fridge/freezer, integrated electric 'Whirlpool' oven and four ring gas hob with extractor hood above. Stainless steel sink and drainer, wood floor and radiator. Upvc double glazed window to front and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

First Floor

Landing



Radiator, doors to staircase access to second floor, bathroom and bedroom;

Bedroom One 12'5" x 14'9" (3.8 x 4.5)



Double bedroom with radiator and Upvc double glazed window to front

Bathroom 6'10" max x 9'2" (2.1 max x 2.8)



Four piece suite comprising low flush w,c, pedestal wash basin bath with mixer shower and shower cubicle with mains waterfall shower and mixer shower attachment. Extractor fan, radiator and part tiled walls. Mirrored medicine cabinet, mirror with light and electric shaver point and Upvc obscure double glazed window to front.

Second Floor

Bedroom Two 14'9" x 20'4" max (4.5 x 6.2 max)



Double bedroom with two radiators, loft hatch and Upvc double glazed window to front.

External



Patio area, pebbled areas and lawn. Decked area.

Parking

On street parking

Tenure

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

Energy Rating

D

Council Tax Band

A

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

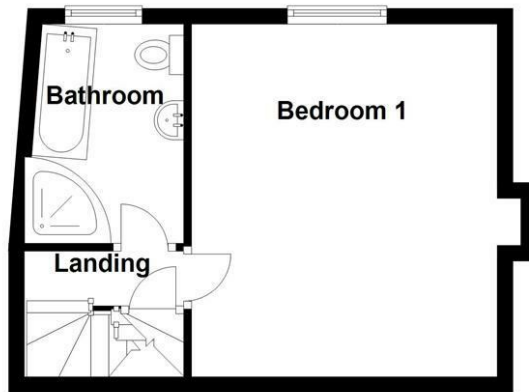
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

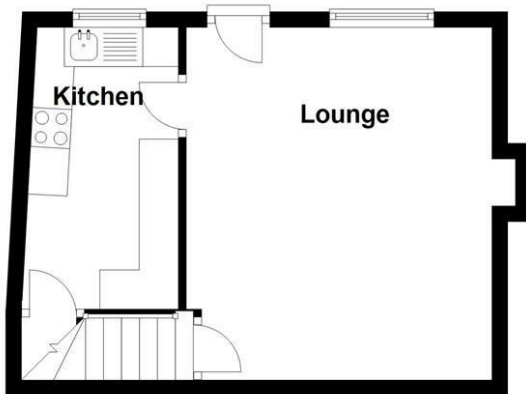
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Floor Plan

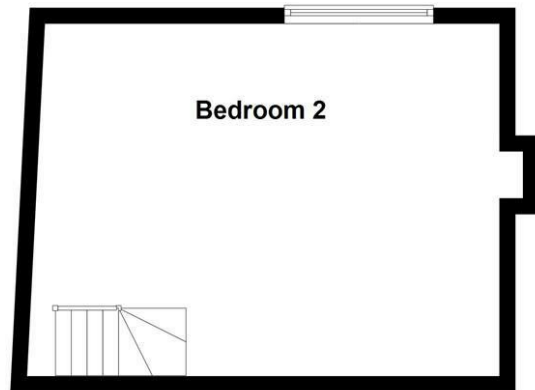
First Floor



Ground Floor



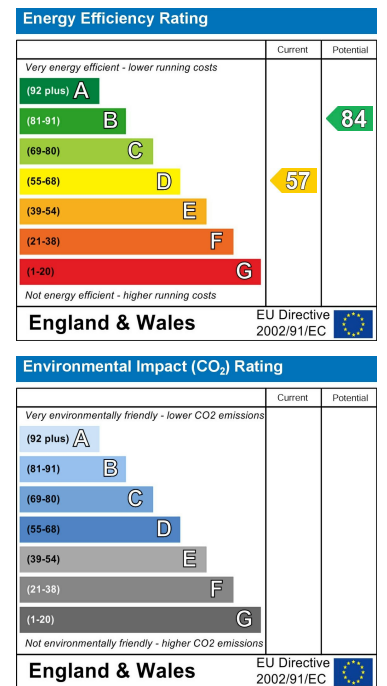
Second Floor



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.