



67 Saddleworth Road, Halifax, HX4 8AG

Offers In The Region Of £85,000

Offered FOR SALE with NO CHAIN is this newly refurbished TWO bedroom terrace in the heart of Greetland close to the amenities of West Vale (including the new bars and restaurants) transport links and the M62 motorway network. Accommodation comprises; Open plan lounge/kitchen, cellar, two bedrooms and bathroom. The property has the benefit of Upvc double glazing and gas central heating. Pave-line frontage. Ideal for a first time buyer or buy to let investor as it has been let out previously. Viewing is essential.

Ground Floor

Lounge/Kitchen 14'1" x 15'7" (4.3 x 4.75)



Composite obscure double glazed door with Upvc obscure double glazed panel above to front. Upvc double glazed window to front and radiator. Rubber matting to entrance and laminate floor. Inset to chimney breast with stone base, tiled surround and wooden mantel. Having a range of grey gloss wall and base units with laminate worktop and tiled splashbacks. Integrated 'Lamona' electric oven, 'Lamona' electric hob and modern extractor hood above. Integrated fridge, stainless steel sink and drainer. Built in t.v. display unit, telephone point and t.v. aerial lead. Beamed ceiling, programmer/stat for central heating, door to staircase access to first floor and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar 6'6" x 15'7" (2 x 4.75)



Vaulted cellar with radiator, base units with a laminate worktop and space for under counter freezer. Wall mounted 'BAXI' condensing combi boiler and plumbing for washing machine.

First Floor

Landing



Doors to bathroom and bedrooms;

Bedroom One 9'6" x 10'4" (2.9 x 3.15)

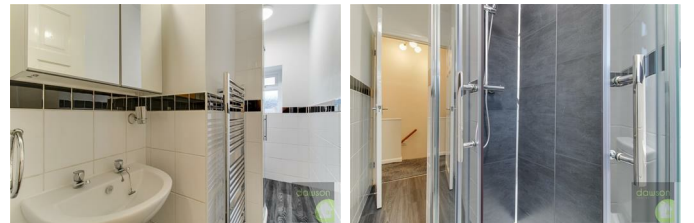


Double bedroom with radiator and Upvc double glazed window to front and side

Bedroom Two 6'2" x 7'4" (1.9 x 2.25)

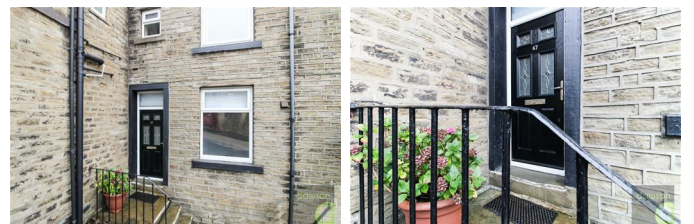
Single bedroom with radiator, Upvc double glazed window to front and fitted shelving

Shower Room 3'9" x 10'4" (1.15 x 3.15)



Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mains water fall shower and mixer shower. Part tiled walls, inset ceiling spotlight, fitted mirrored medicine cabinet. Loft hatch and Upvc obscure double glazed window to side. Laminate floor and chrome heated towel radiator.

External



Paveline frontage

Parking

On street parking

Tenure

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

Energy Rating

TBC

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call Dawson Estates for a FREE, no obligation valuation.

Solicitors

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

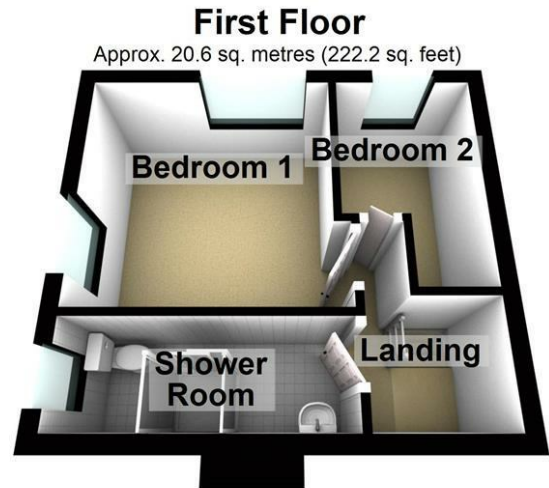
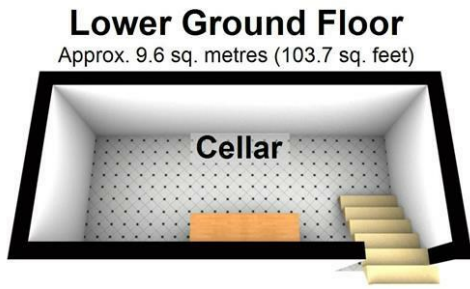
Boundaries & Ownerships

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

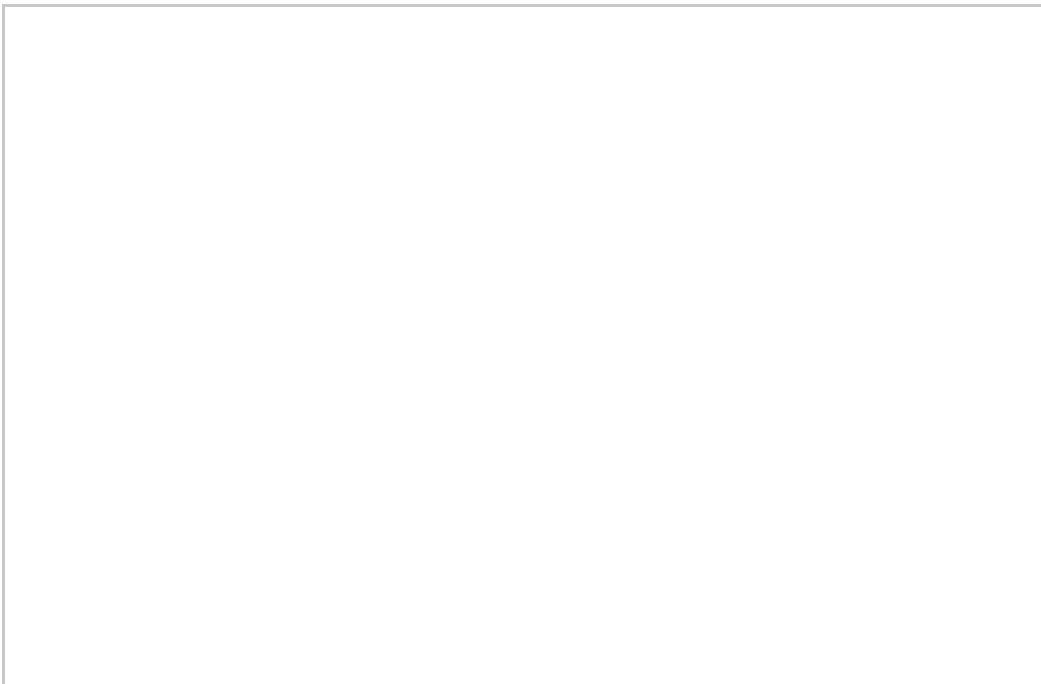
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Floor Plan



Total area: approx. 50.9 sq. metres (548.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		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.