

5 Oakdale Close, Halifax, HX3 5RW

Offers Over £180,000

Offered FOR SALE is this beautifully presented family home in this popular are of Halifax. Accommodation comprises; Lounge, dining kitchen and conservatory to ground floor. To the first floor; landing, three bedrooms and bathroom. Off road parking to the front and garden to side and rear. Garage (not used as a garage). 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

Lounge 14'1" x 15'1" (4.3 x 4.6)



Upvc double glazed leaded effect bow window and Upvc obscure double glazed door to front. Alarm control panel, coving to ceiling and two radiators. Understairs storage, Hive room stat and decorative fireplace with spotlight. USB sockets, telephone point, cable point and t.v. point. Staircase access to first floor and double doors to dining kitchen;

Dining Kitchen 8'4" x 15'1" (2.55 x 4.6)



Having a range of wall and base units with solid wood worktop and tiled splashback. Integrated fridge/freezer, dishwasher, electric oven and grill and four ring gas hob with extractor hood above. Plumbing for washing machine, space for dryer and Belfast sink with hose tap. Laminate floor, paneled feature wall and radiator. Coving to ceiling, plinth lighting and under cupboard lighting. Upvc double glazed leaded effect window to rear and opening to conservatory;

Conservatory 8'0" x 9'2" (2.45 x 2.8)



Laminate floor and radiator. Upvc double glazed windows to side and rear. Upvc double glazed door to side.

First Floor

Landing



Upvc double glazed leaded effect window to side and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 9'2" x 12'1" (2.8 x 3.7)



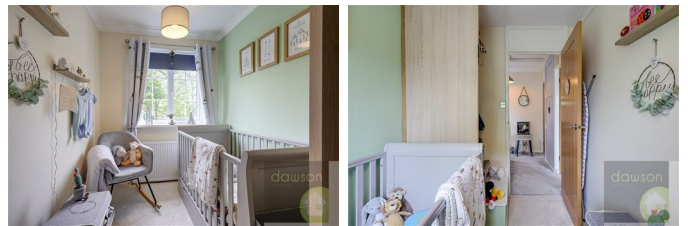
Double bedroom with radiator, USB socket, coving to ceiling and Upvc double glazed leaded effect window to front.

Bedroom Two 9'2" max x 10'9" max (2.8 max x 3.3 max)



Double bedroom with radiator, coving to ceiling and Upvc double glazed leaded effect window to rear.

Bedroom Three 6'2" x 9'2" (1.9 x 2.8)



Single bedroom with radiator, coving to ceiling and Upvc double glazed leaded effect window to front. Built in shelving and hanging space over the bulk head.

Bathroom 5'2" x 6'6" (1.6 x 2)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mains mixer shower and waterfall shower over and glass shower screen. Laminate floor, shower walls and chrome heated towel radiator. Upvc ceiling, spotlights and Upvc obscure double glazed leaded effect window to rear.

External



To the front is an imprinted concrete driveway providing off road parking. External light and outside socket. To the side is artificial grass. External light and electric meter. Garage with up and over door (not used as a garage). Security light and Upvc obscure double glazed door to side. To the rear is a garden with block paving, artificial lawn, patio and slate. Raised flowerbed. Gas meter and outside tap.

Parking

Driveway provides off road parking. On street parking also available.

Tenure

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

Energy Rating

C

Council Tax Band

B

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.

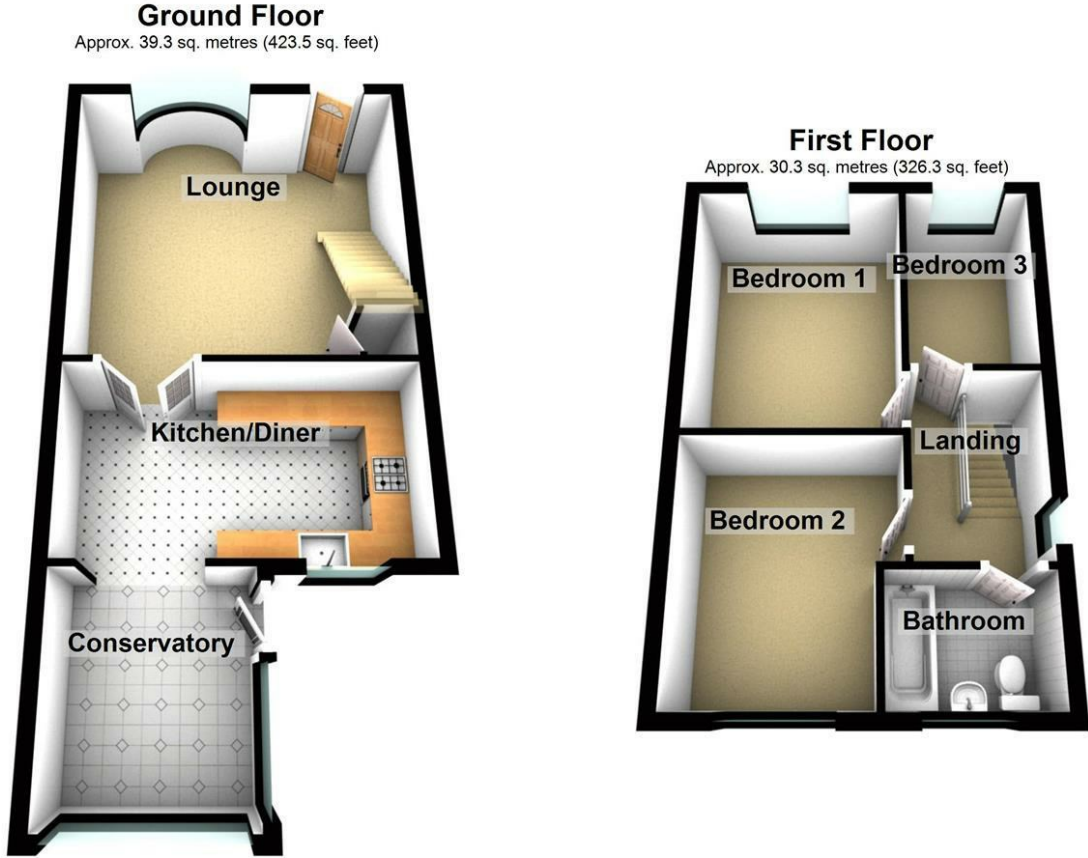
Boundaries & Ownerships

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

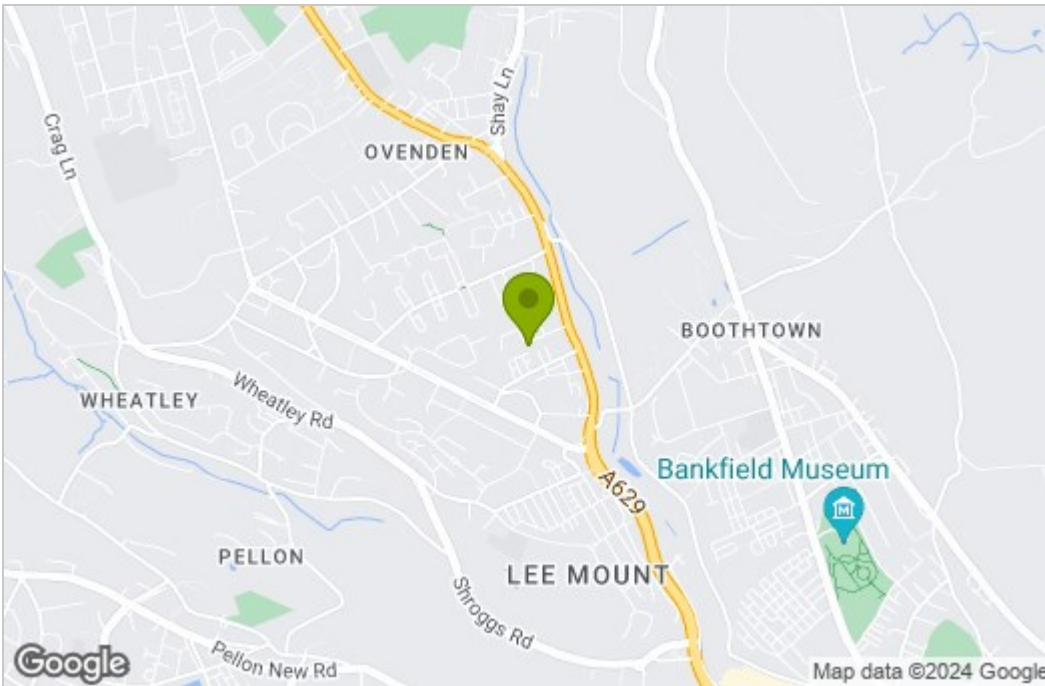
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Floor Plan



Total area: approx. 69.7 sq. metres (749.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.