



388 Saddleworth Road, Halifax, HX4 8NF

£335,000

Offered FOR SALE with NO CHAIN is this FOUR bedroom extended semi-detached property in this most sought after area of Calderdale. Accommodation comprises; Entrance Hallway, lounge, dining kitchen, rear lobby/utility, shower room and bedroom. To the first floor; landing, three double bedrooms, bathroom with four piece suite and cloaks/w.c. Gardens front and rear. Off road parking and garage. The property benefits from Upvc double glazing, security alarm system and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door to front, radiator, coving to ceiling and telephone point. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 11'3" x 12'9" (3.45 x 3.9)



Radiator, Upvc double glazed window to front and side. Limestone fireplace with gas point, spotlights, coving to ceiling and telephone point.

Dining Kitchen 11'11" x 19'2" (3.65 x 5.85)



Having a range of wall and base units with granite worktop and splashbacks. Stainless steel sink, integrated dishwasher, microwave. Electric cooker point with tiled splashback and extractor hood. Engineered oak flooring, radiator and Upvc double glazed Bay window to front. Insert to chimney breast with gas point. Spotlights, t.v. aerial lead and coving to ceiling. Stop tap, usb socket, understairs pantry/store and Upvc double glazed window to rear. Door to rear hall/utility;

Rear Hall/Utility 7'6" max x 7'8" max (2.3 max x 2.35 max)



Engineered oak flooring, composite obscure double

glazed door to side, plumbing for washing machine. Radiator, fusebox and 'Worcester' condensing combi boiler. Doors to shower room and bedroom;

Bedroom Four 6'4" max x 12'11" max (1.95 max x 3.95 max)



Single bedroom with radiator, t.v. point, spotlights and Upvc double glazed window to rear.

Shower Room 3'7" x 8'6" (1.1 x 2.6)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with electric shower. Part tiled walls, tiled floor and chrome heated towel radiator. Spotlights, extractor fan and Upvc obscure double glazed window to rear.

First Floor

Landing



Two loft hatches. Spotlights, Upvc double glazed window to rear, coving to ceiling, radiator and dado rail. Doors to bathroom, cloaks/w.c. and bedrooms;

Bedroom One 11'5" x 12'11" (3.5 x 3.95)



Double bedroom with radiator, semi fitted bedroom furniture and usb socket. Upvc double glazed window to front.

Bedroom Two 9'8" x 11'11" (2.95 x 3.65)



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

Bedroom Three 9'2" max x 11'11" max (2.8 max x 3.65 max)



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

Bathroom 6'4" x 12'9" (1.95 x 3.9)



Four piece suite comprising low flush w.c. floating sink bath and corner shower with mains and waterfall shower. Part tiled walls, spotlights and extractor fan. Radiator, illuminated sensor mirror and Upvc obscure double glazed window to rear.

Cloaks/w.c. 2'11" x 5'10" (0.9 x 1.8)



Two piece suite comprising low flush w.c. and floating sink. Engineered oak flooring, coving to ceiling and Upvc obscure double glazed window to front.

External



To the front is a lawn with soil border having various bushes and shrubbery. External light. Block paved path and slate garden. To the side is a security light (dusk to dawn). To the rear is a patio and two tier lawn. Outside socket, security light, external light and outside tap. Gas and electric meters (smart meters).

Parking

To the front and side is off road parking.

Garage

Detached garage with electric door and having power and light.

Tenure

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

Water

Water meter

Energy Rating

D

Council Tax Band

D

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.

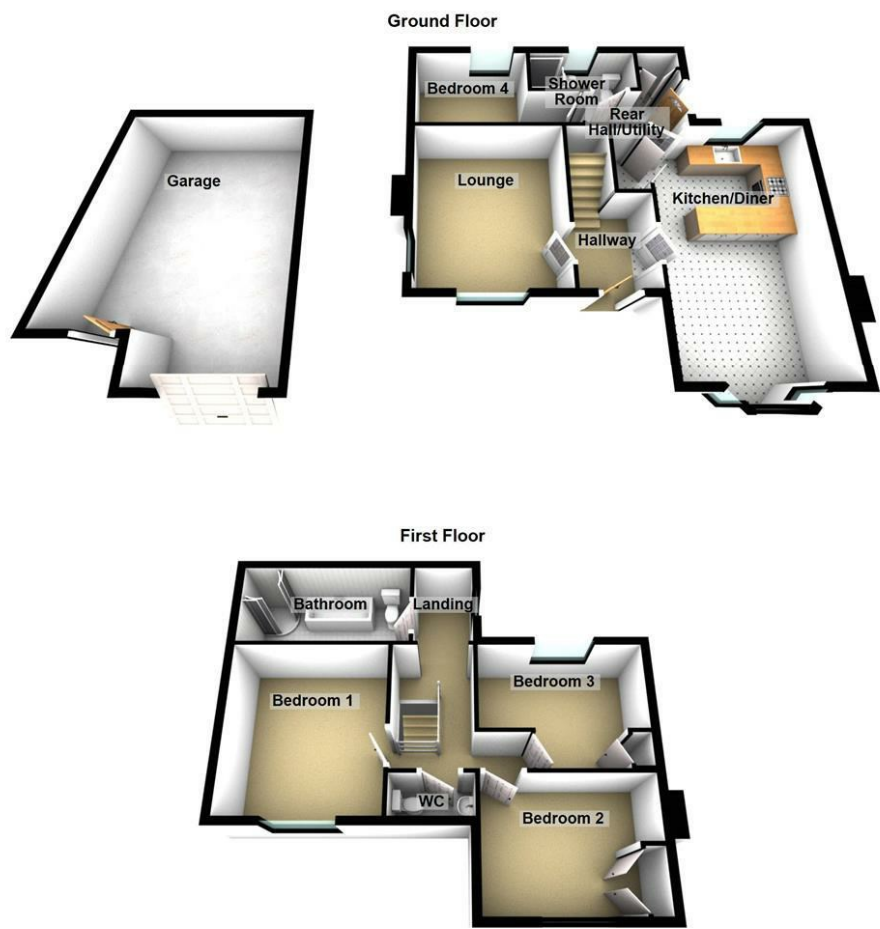
Boundaries & Ownerships

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.

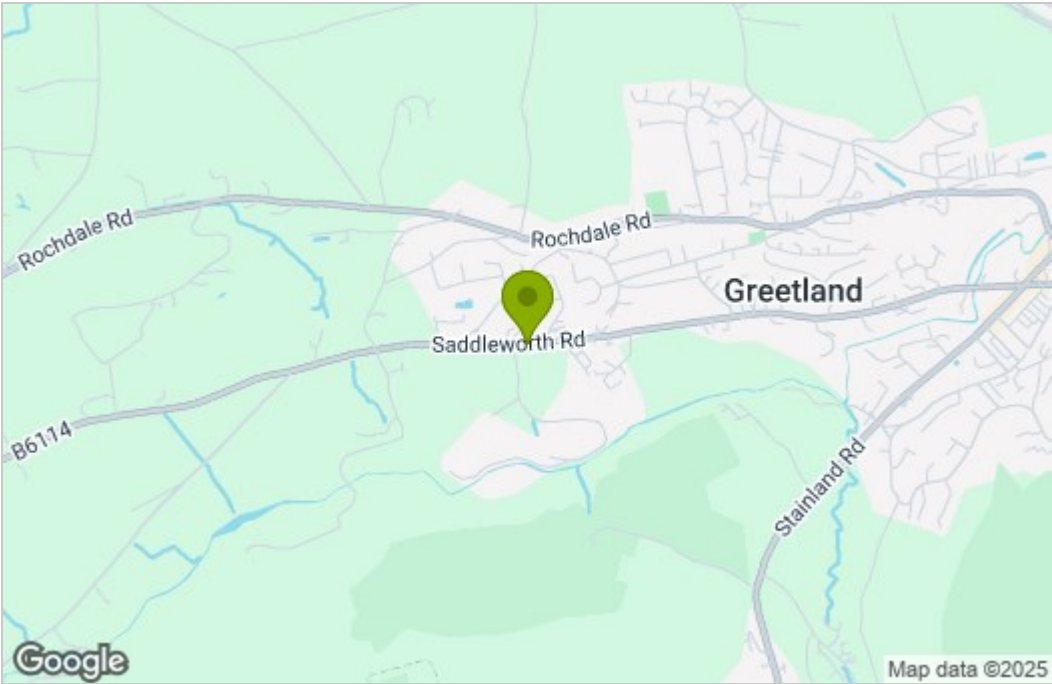
Mortgages

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.**

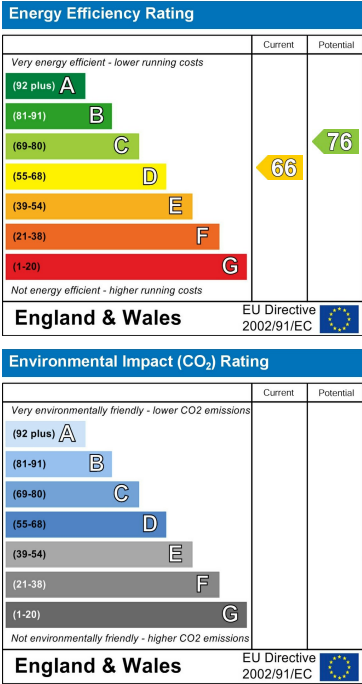
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.