



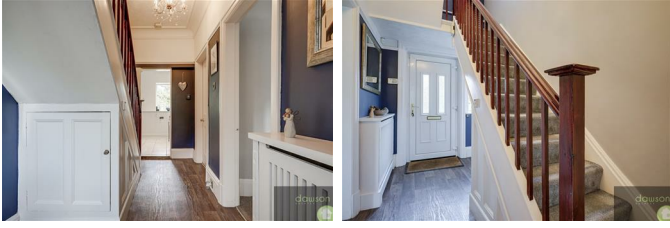
23 Crossley Hill, Halifax, HX3 0PL

**£385,000**

Offered FOR SALE is this stunning FOUR bedroom DETACHED property in this popular and convenient area of Halifax. Close enough to amenities, transport links and access to the M62 motorway network but tucked away. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge/dining room, utility, kitchen and conservatory. To the first floor; landing, four double bedrooms, main bedroom with en-suite shower room and bathroom. Gardens front and rear and off road parking to front. The property benefits from Upvc double glazing, gas central heating and smart electric meter. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and Upvc double glazed window to front. Radiator, room stat, alarm control panel, cornice to ceiling and picture rail. Understairs storage housing the electric meter and fusebox, staircase access to first floor and doors to lounge, dining room, kitchen, utility and cloaks/w.c.;

### Cloaks/w.c. 2'11" x 9'6" (0.9 x 2.9)

Two piece suite comprising low flush w.c. and circular sink. Radiator, laminate floor, picture rail and Upvc obscure double glazed window to front.

### Lounge/Dining Room 13'5" x 26'10" (4.1 x 8.2)



Two radiators, living flame gas fire with marble effect base and surround and marble fireplace. Cable point, original cornice and skirting boards, picture rail and two ceiling roses. Telephone point, Upvc double glazed window to front, two Upvc double glazed windows to side and Upvc double glazed sliding patio doors to rear.

### Kitchen 7'10" x 16'4" (2.4 x 5)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated electric double oven and grill, four ring electric hob with stainless steel splashback and extractor hood above. Space for American fridge/freezer, plumbing for washing machine and composite one and a half sink and drainer. Radiator, tiled floor, spotlights. Two Upvc double glazed windows and single glazed obscure wooden door to rear. Opening to conservatory;

### Conservatory 11'9" x 13'1" (3.6 x 4)



Laminate floor, cable point and spotlights. Upvc

double glazed windows to three sides and Upvc double glazed french doors to rear.

### Utility 9'6" x 10'2" (2.9 x 3.1)



Wall units with a laminate worktop, plumbing for washing machine and stainless steel sink and drainer. Coving to ceiling, picture rail, radiator and Upvc double glazed window to side.

## First Floor

### Landing



Upvc double glazed window to front, picture rail and loft hatch with drop down ladder. Doors to bathroom and bedrooms;

### Bedroom One 13'5" x 13'7" (4.1 x 4.15)



Double bedroom with radiator, wall lights and picture rail. Fitted wardrobes and Upvc double glazed window to rear and side. Door to en-suite shower room;

### En-Suite Shower Room 4'11" x 9'0" (1.5 x 2.75)



Three piece suite comprising low flush w.c. circular sink and vanity unit and corner shower cubicle with mains shower and mains waterfall shower. Tiled floor, chrome heated towel radiator, part tiled walls. Light up mirror and Upvc obscure double glazed window to side.

### Bedroom Two 8'8" max x 13'5" max (2.65 max x 4.1 max)



Double bedroom with radiator, cable point and Upvc double glazed windows to front.

### Bedroom Three 9'10" x 11'1" (3 x 3.4)



Double bedroom with radiator, laminate floor, picture rail and wall light.

### Bedroom Four 9'10" x 10'9" (3 x 3.3)



Double bedroom with radiator, picture rail, circular sink and Upvc double glazed window to side.

### Bathroom 6'4" x 8'0" (1.95 x 2.45)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to rear.

### External



To the front and to the side is a mature garden with greenhouse and wooden shed. Security light and outside power socket. Block paved driveway. Security light to side. To the rear is a decked, block paved and lawn garden with mature bushes and trees. Wooden shed, outside tap and three security lights.

### Parking

Block paved driveway with off road parking for two cars.

### Tenure

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

### Energy Rating

E

### Council Tax Band

F

### 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.

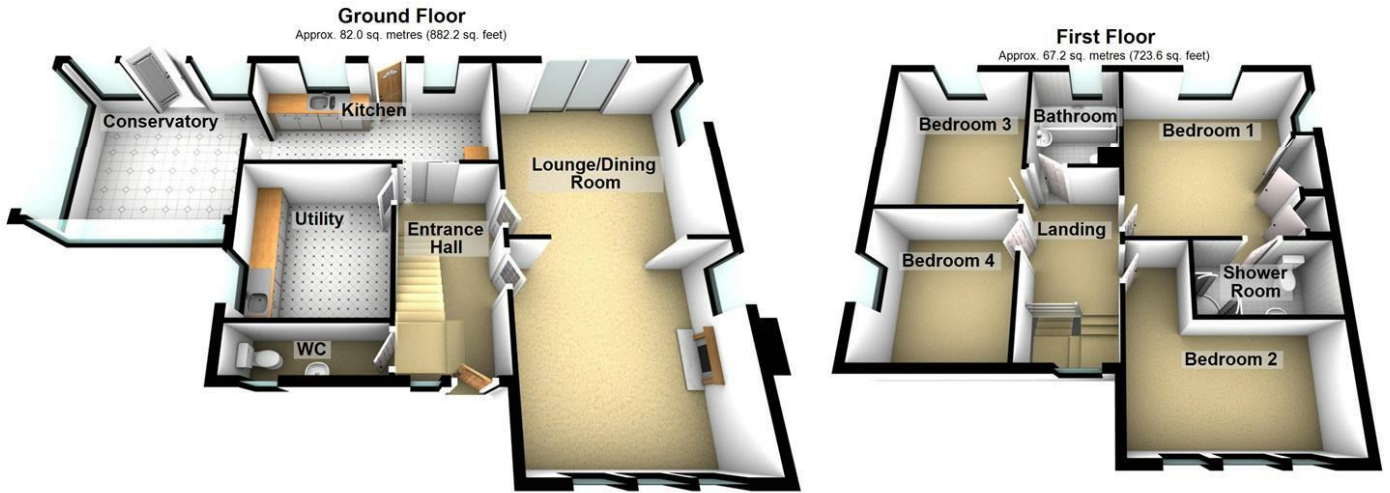
### **Boundaries & Ownerships**

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**

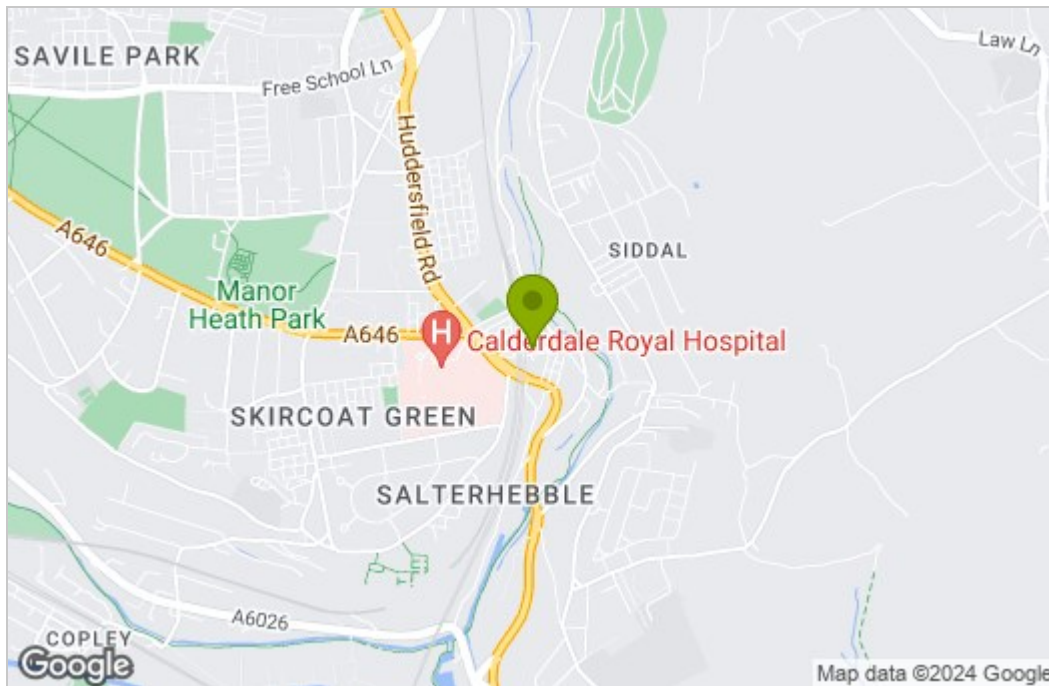
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan



Total area: approx. 149.2 sq. metres (1605.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.