



20 Springwood Drive, Halifax, HX3 0TQ

Offers Over £250,000

Offered FOR SALE with NO CHAIN is this TWO bedroom detached bungalow on this pleasant cul-de-sac in the popular Lower Skircoat area of Halifax. Accommodation comprises; Entrance hallway, lounge, kitchen, two double bedrooms and bathroom. Two attic rooms to the first floor. Gardens front and rear. Garage. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Skircoat Green, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Upvc obscure double glazed door to side, storage cupboard housing the fusebox, electric meter, gas meter and 'BAXI' condensing combi boiler. Radiator, laminate floor, coving to ceiling and programmer/room stat. Staircase access to first floor and doors to bathroom, bedrooms, kitchen and lounge;

Lounge 11'9" x 15'8" (3.6 x 4.8)



Upvc double glazed French doors and windows to front. Radiator, dado rail and coving to ceiling. Living flame gas fire with stone base and fireplace. Air vent, t.v. point and t.v. aerial lead.

Kitchen 9'6" x 9'10" (2.9 x 3)



Having a range of wall and base units with laminate worktop and tiled walls. Integrated 'Bosch' electric oven and grill and 'Bosch' four ring gas hob. Plumbing for washing machine, integrated fridge and freezer and acrylic one and a half sink and drainer. Laminate floor, wine rack, spotlights and display unit. Upvc double glazed window to front.

Bathroom 5'4" x 6'2" (1.65 x 1.9)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'mira' electric shower and glass shower screen. Radiator, tiled floor, tiled walls and Upvc obscure double glazed window to side.

Bedroom One 11'1" max x 11'9" max (3.4 max x 3.6 max)



Double bedroom with radiator, coving to ceiling, telephone point and understairs storage with hanging space.

Bedroom Two 9'6" x 9'10" (2.9 x 3)



Double bedroom with radiator, laminate floor and coving to ceiling. Upvc double glazed window to rear.

First Floor

Attic Room 16'0" max x 17'0" max (4.9 max x 5.2 max)



Radiator, Upvc double glazed window to side and two wooden double glazed velux windows. Overstairs storage, undereaves storage and fitted wardrobes and drawers. Door to further attic room;

Attic Room 9'8" x 13'1" (2.95 x 4)



Radiator and wooden double glazed velux window.

External



Tiered garden to the front which is mainly laid to lawn. Patio balcony and security light. Tiered garden to rear with patio and lawn. Wooden shed.

Parking

On street parking and space in front of the garage

Garage

Further along from the property there is a row of garages, one belonging to the property.

Tenure

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

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.

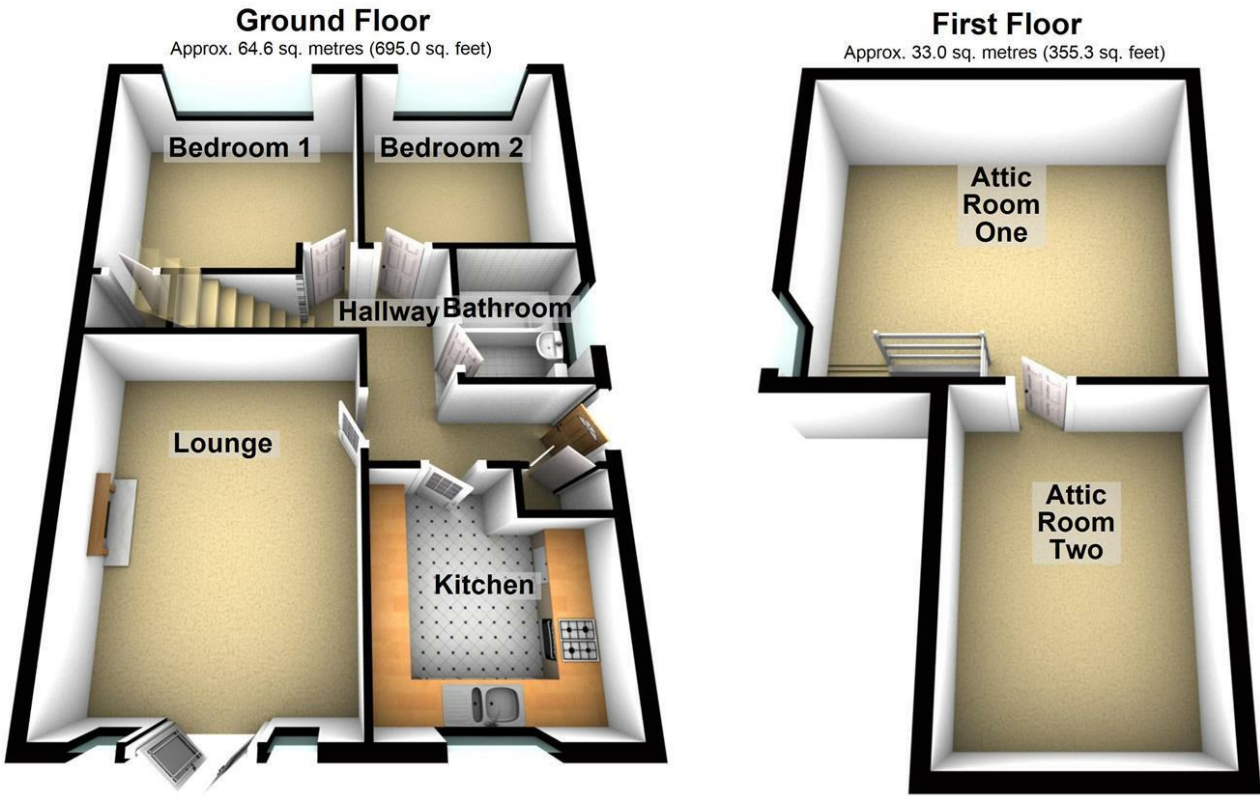
Boundaries & Ownerships

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



Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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