



18 Princeton Close, Halifax, HX2 0US

£195,000

Offered FOR SALE with NO CHAIN is this FOUR bedroom mid townhouse in the popular area of Wheatley, Halifax. Accommodation comprises; Entrance hallway, double bedroom with en-suite shower room and integral garage. To the lower ground floor; landing, cloaks/w.c. dining kitchen and lounge. To the first floor; landing, three bedrooms and bathroom. Driveway to the front and garden to rear. Parking. The property benefits from Upvc double glazing 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



Obscure double glazed entrance door to front, rubber matting, alarm control panel and radiator. Room stat, staircase access to first floor and lower ground floor and doors to bedroom and integral garage;

Bedroom One 14'3" max x 14'5" max (4.35 max x 4.4 max)



Double bedroom with radiator and Upvc double glazed window and French doors with juliet balcony to rear. Fitted bedroom furniture including drawers, dressing table, shelving, cupboards and wardrobes (some with mirrored doors) and cable point. Door to en-suite shower room;

En-suite Shower Room 4'1" x 7'10" (1.25 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and shower cubicle with mains shower. Extractor fan, radiator and electric shaver point.

Integral Garage 7'4" x 17'4" (2.25 x 5.3)

Roller shutter door, fusebox and laminate worktop. Wall mounted condensing combi 'BAXI' Duotec boiler with magnaclean.

Lower Ground Floor

Landing

Radiator, doors to dining kitchen, lounge and cloaks/w.c.;

Cloaks/w.c. 2'11" x 5'8" (0.9 x 1.75)



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Laminate floor, radiator and extractor fan.

Dining Kitchen 7'10" x 21'3" (2.4 x 6.5)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and half sink and drainer and plumbing for dishwasher and washing machine. Integrated fridge/freezer, electric 'Smeg' oven, four ring 'Smeg' gas hob and extractor hood above. Radiator, laminate floor and coving to ceiling. Double doors to lounge;

Lounge 13'1" max x 14'5" max (4 max x 4.4 max)



Laminate floor, radiator and living flame gas fire with marble effect surround and base and wooden fireplace. Telephone point, coving to ceiling, cable point and t.v. point. Upvc double glazed window and door with side panel to rear.

First Floor

Landing

Loft hatch and doors to bathroom and bedrooms;

Bedroom Two 16'4" max x 14'5" max (5 max x 4.4 max)



Double bedroom with radiator and two Upvc double glazed leaded effect windows to front.

Bedroom Three 7'10" x 11'3" (2.4 x 3.45)



Double bedroom with radiator, t.v. aerial lead and Upvc double glazed window to rear.

Bedroom Four 6'6" x 8'0" (2 x 2.45)



Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom 5'6" x 7'8" (1.7 x 2.35)



Three piece suite comprising low flush w.c. pedestal wash basin with bath and mixer shower. Radiator, part tiled walls and extractor fan.

External



To the front is a block paved drive and external light. To the rear is a lawn garden with wooden shed.

Parking

Driveway and garage provides off road parking

Tenure

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

Energy Rating

C

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.

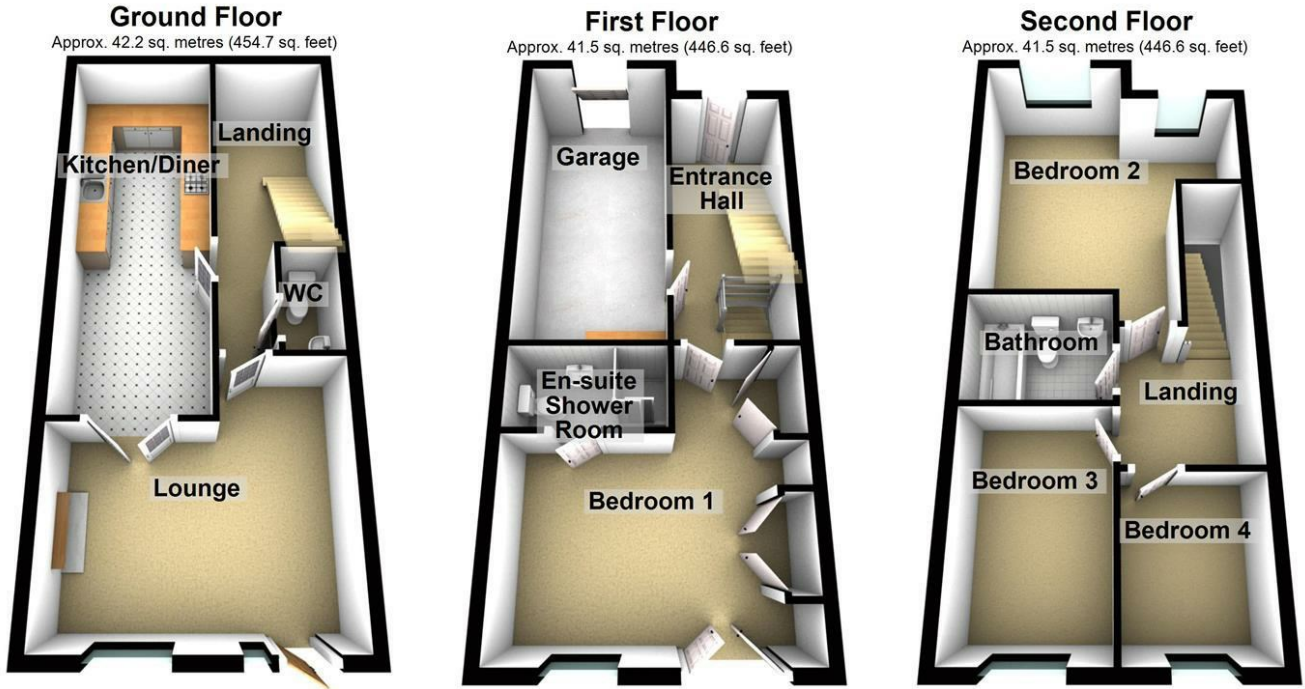
Boundaries & Ownerships

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

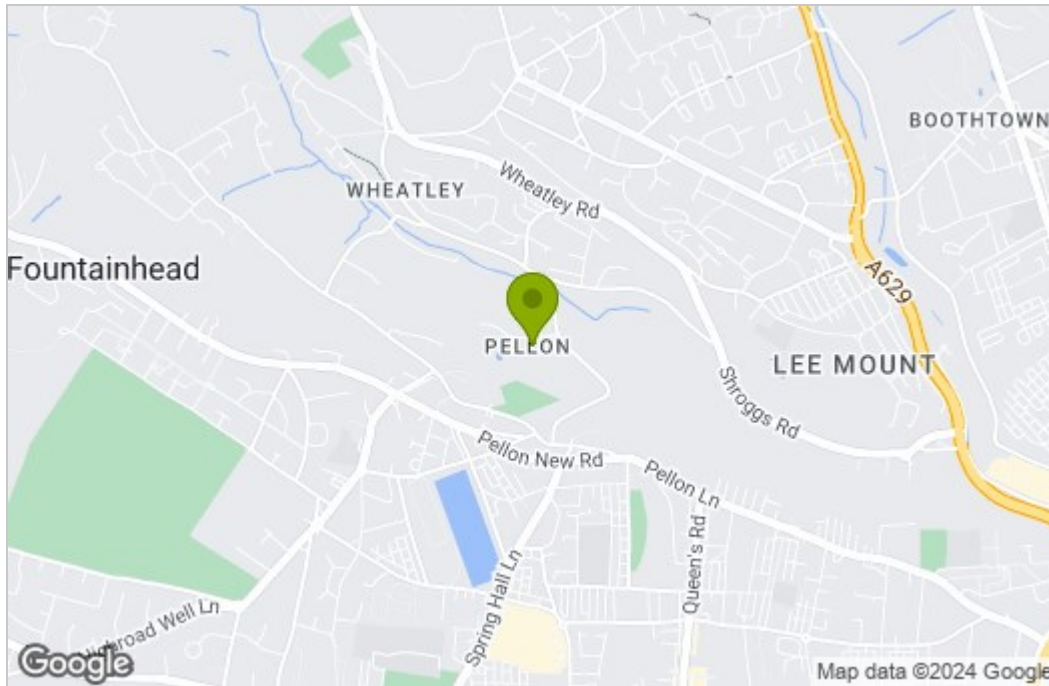
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Floor Plan

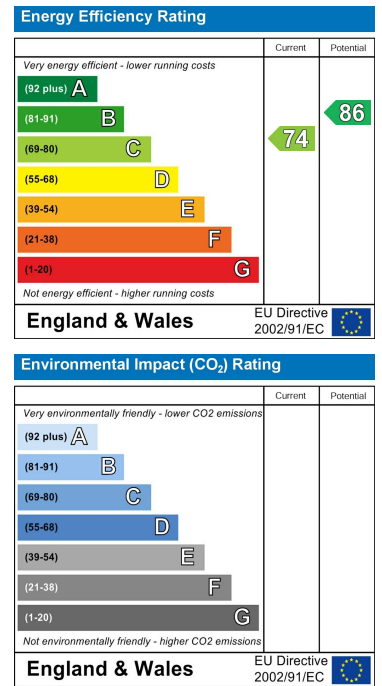


Total area: approx. 125.2 sq. metres (1347.9 sq. feet)

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