

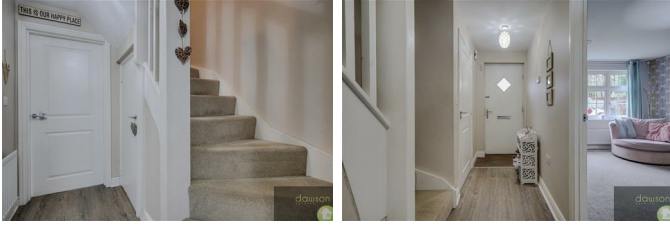
2 Beaumont Chase, Halifax, HX2 8BN

£210,000

Offered FOR SALE is this THREE bedroom semi-detached property in this popular part of Halifax. Accommodation comprises; Entrance hallway, cloaks/w.c, lounge and dining kitchen. To the first floor; landing, three bedrooms (master with en-suite shower room) and bathroom. Gardens front and rear and driveway provides off road parking. 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. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door to front, rubber matting and laminate floor. Room stat, radiator and storage cupboard with plumbing for washing machine and extractor fan. Staircase access to first floor and 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 corner sink. Radiator, fusebox and extractor fan. Upvc obscure double glazed window to side.

Lounge 8'6" x 16'4" (2.6 x 5)



Upvc double glazed leaded effect window to front, radiator, t.v. aerial lead. T.v./radio/satellite point and telephone point.

Dining Kitchen 10'2" x 17'8" (3.1 x 5.4)



Having a range of wall and base units with laminate worktop and laminate splashback. Integrated fridge/freezer, microwave and oven. Four ring gas hob with extractor hood and glass splashback, plumbing for washing machine and stainless steel

one and a half sink and drainer. Upvc double glazed window and french doors to rear, t.v. point and radiator. Laminate floor, stop tap and wall mounted 'Potterton' condensing boiler. Extractor fan.

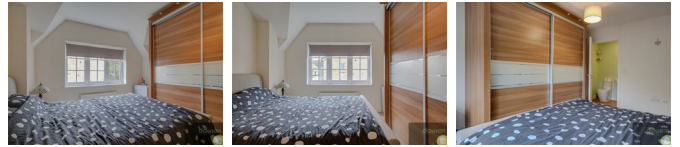
First Floor

Landing



Radiator, loft hatch, storage cupboard and cupboard housing the hot water cylinder. Doors to bathroom and bedrooms;

Bedroom One 10'9" max x 11'11" max (3.3 max x 3.65 max)



Double bedroom with radiator, t.v. point and fitted wardrobes. Upvc leaded effect double glazed window to front.

En-suite Shower Room 4'3" x 6'10" (1.3 x 2.1)



Three piece suite comprising low flush w.c. floating sink and double shower cubicle with mains shower. Chrome heated towel radiator, electric shaver point and extractor fan.

Bedroom Two 10'0" max x 10'0" max (3.05 max x 3.05 max)



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

Bedroom Three 7'6" max x 10'4" max (2.3 max x 3.15 max)



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

Bathroom 5'8" x 6'6" (1.75 x 2)



Three piece suite comprising low flush w.c. floating sink and bath with glass shower screen and mains shower over. Upvc obscure leaded effect double glazed diamond shaped window to front, part tiled walls and chrome heated towel radiator.

External



To the front is a lawn garden with shrubbery. Driveway to side. Gas and electric meters. To the

rear is a patio and artificial lawn. Outside tap and security light.

Parking

Driveway provides off road parking

Tenure

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

Water

Water meter

Energy Rating

C

Council Tax Band

C

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.

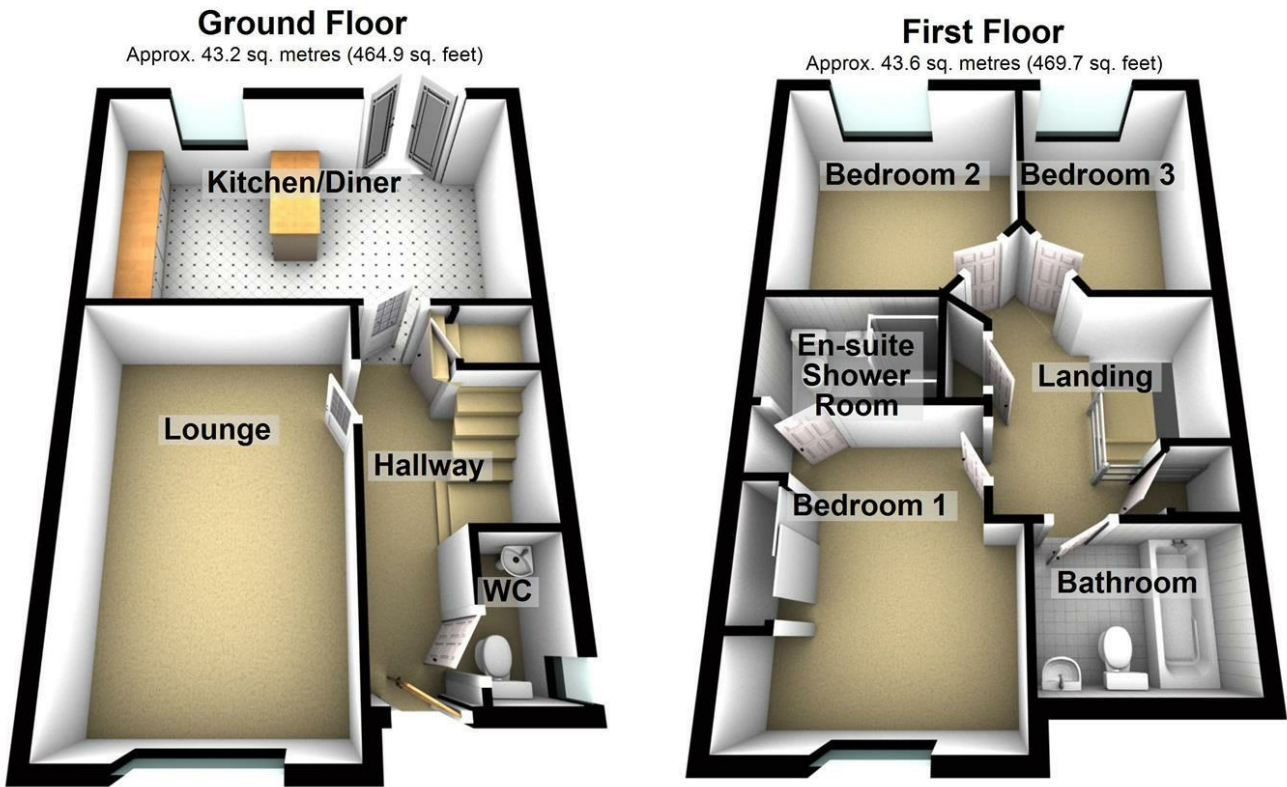
Boundaries & Ownerships

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

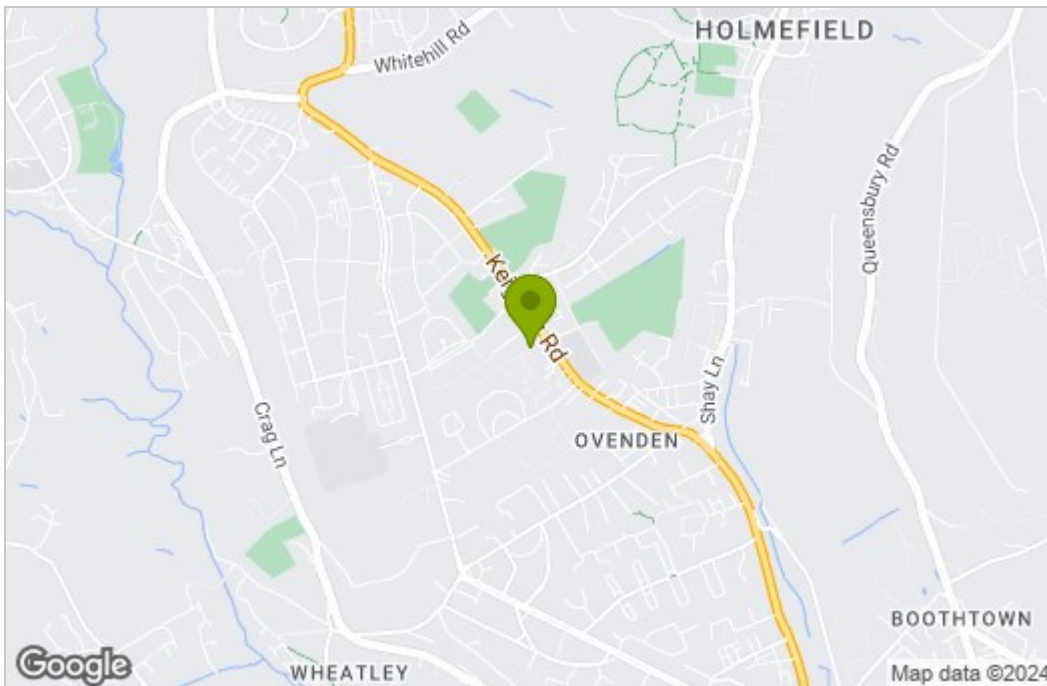
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 86.8 sq. metres (934.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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.