



3 Ashfield Road, Halifax, HX4 8HY

£175,000

Offered FOR SALE with NO CHAIN is this TWO bedroom ground floor apartment in the popular area of Greetland. Accommodation comprises; Sun room, lobby, open plan lounge/kitchen, inner hallway, two double bedrooms and shower room. Garden to front and off road parking. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Sun Room 8'6" x 12'1" (2.6 x 3.7)

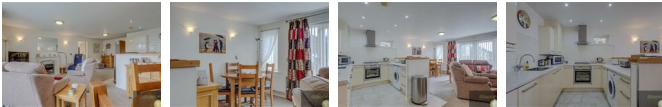


Upvc double glazed French doors and windows to front and Upvc double glazed windows to side. Tiled floor and Upvc double glazed door with side window to lobby;

Lobby

Tiled floor and door to lounge/kitchen;

Lounge/Kitchen 16'4" max x 21'7" max (5 max x 6.6 max)

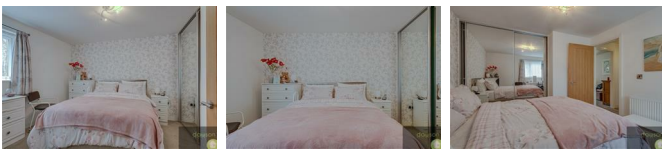


Three radiators, two Upvc double glazed windows and Upvc double glazed French doors with side windows to front. Electric fire with marble fireplace, two telephone points, t.v. point and wall lights. Upvc double glazed window to side, part tiled floor and spotlights. Range of wall and base units with laminate worktop and tiled splashback. Integrated freezer, fridge and stainless steel sink. 'Neff' electric oven and 'Neff' four ring gas hob with extractor hood above. Integrated 'Baumatic' dishwasher, plumbing for washing machine and wall mounted 'Worcester' boiler. Storage cupboard housing the fusebox and door to inner hallway;

Inner Hallway

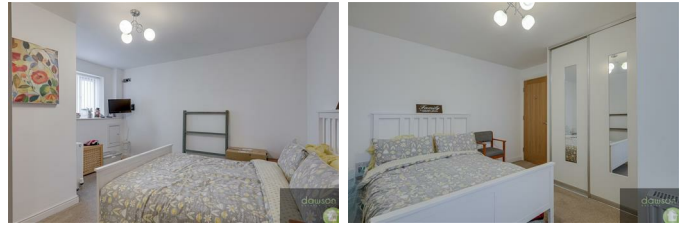
Doors to shower room and bedrooms;

Bedroom One 10'2" x 10'7" (3.1 x 3.25)



Double bedroom with Upvc double glazed window to rear, telephont point and radiator. T.v. point and fitted wardrobes with sliding mirrored doors.

Bedroom Two 8'6" x 10'2" (2.6 x 3.1)



Double bedroom with Upvc double glazed window to front, stop tap, fitted wardrobes with sliding mirrored doors and radiator. T.v. point and telephone point.

Shower Room 6'4" x 9'4" (1.95 x 2.85)



Three piece suite comprising low flush w.c. floating sink and corner shower cubicle with mains waterfall shower and mixer shower. Upvc obscure double glazed window to rear, electric shaver point and extractor fan. Part tiled walls and chrome heated towel radiator.

External



External lights, patio seating area and lawn with soil border having various bushes and shrubbery.

Parking

Block paved off road parking. Two parking spaces.

Tenure

We have been advised by the vendor that the property is leasehold. 999 years from 01/01/2012. No service charges to pay. Peppercorn ground rent.

Energy Rating

C

Council Tax Band

B

Water

Water meter

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.

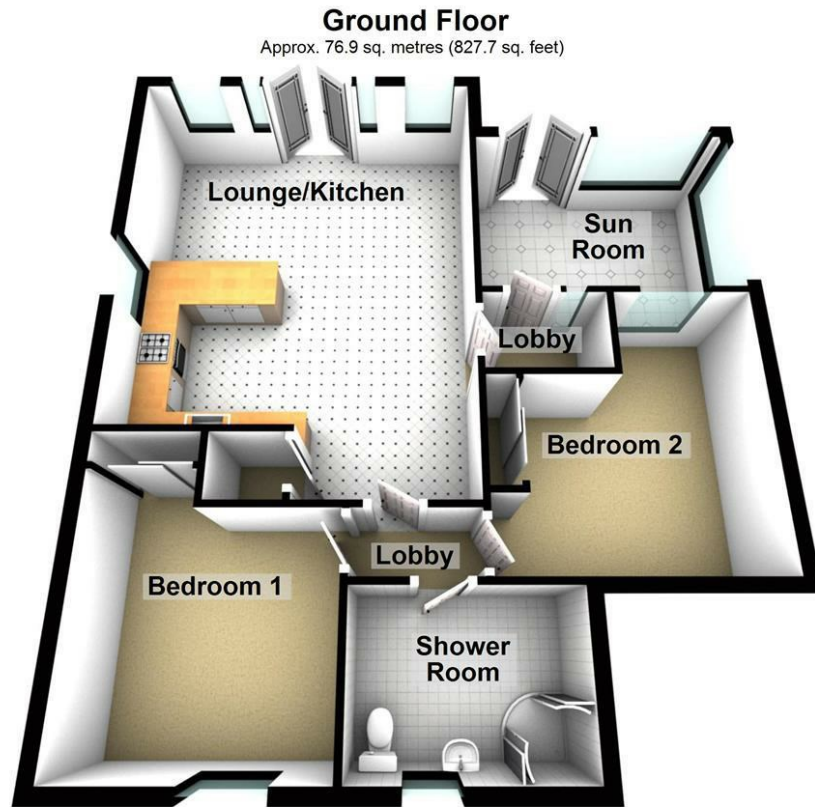
Boundaries & Ownerships

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

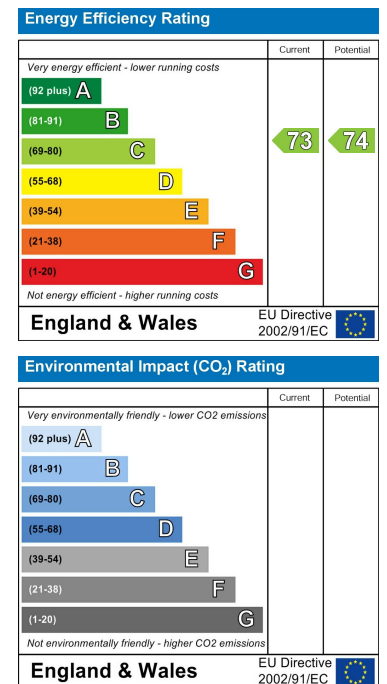


Total area: approx. 76.9 sq. metres (827.7 sq. feet)

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.