



46 Upper Washer Lane, Halifax, HX2 7DR

£180,000

Offered FOR SALE is this TWO bedroom plus attic room cottage in this popular area of Calderdale. Accommodation comprises; Entrance lobby, lounge with cast iron dual fuel fire and stone fireplace, kitchen and useful cellar with power and light. To the first floor; landing, double bedroom with exposed beams to ceiling, bathroom and single bedroom. To the second floor; attic room. Two garden areas, stone outbuildings and shed. Off road parking for two cars. 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

Entrance Lobby 3'3" x 4'3" (1 x 1.3)

Wooden obscure single glazed door with cat flap and obscure single glazed panel above to front. Rubber matting and door to lounge;

Lounge 14'5" max x 16'0" max (4.4 max x 4.9 max)



Spacious room with radiator, wooden floor and wall lights. Upvc double glazed window to front, telephone point and cast iron dual fuel fire with stone fireplace. Door to kitchen;

Kitchen 6'10" x 16'0" (2.1 x 4.9)



Having a range of wall and base units with solid wood worktop. Belfast sink, integrated dishwasher, electric oven, four ring gas hob and extractor hood above. Laminate tile effect floor, radiator and spotlights. Staircase access to first floor, Upvc double glazed window to front and wall mounted 'Glow worm' condensing combi boiler. Trap door to staircase access to lower ground floor;

Lower Ground Floor

Cellar 6'4" x 7'10" (1.95 x 2.4)



Having power and light. Saniflo pump. Housing the stop tap, gas and electric meters and fusebox.

First Floor

Landing



Doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 9'6" x 14'7" (2.9 x 4.45)



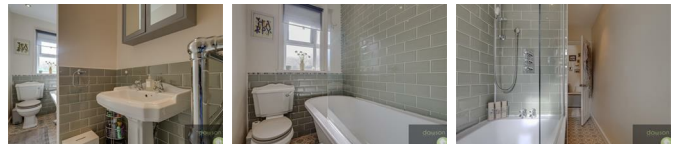
Double bedroom with radiator, wooden floor and exposed beams to ceiling. Built in shelving and hanging space, mobile room stat and Upvc double glazed windows to front and side.

Bedroom Two 7'4" x 9'10" (2.25 x 3)



Single bedroom with radiator and Upvc double glazed window to front. Air vent.

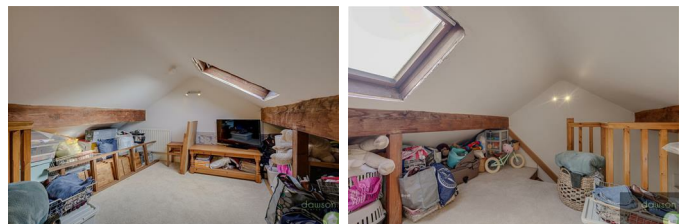
Bathroom 4'5" max x 11'9" max (1.35 max x 3.6 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains waterfall and mixer shower. Part tiled walls, spotlights and extractor fan. Heated towel radiator and Upvc obscure double glazed window to front.

Second Floor

Attic Room 12'5" x 16'4" (3.8 x 5)



Radiator, wooden double glazed velux window, exposed beams to ceiling and wall light.

External



To the front is an enclosed garden with artificial lawn. To the side are three stone outbuildings. Also to the side is a decked garden with shed having a security light above. Power and light connected.

Parking

Off road parking for two cars

Tenure

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

Water

Water rates

Energy Rating

D

Council Tax Band

A

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.

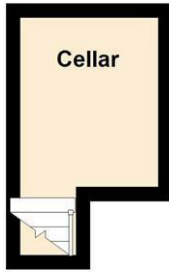
Mortgages

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

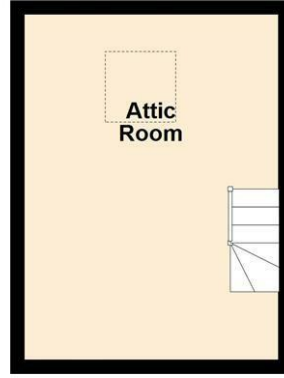
Lower Ground Floor

Approx. 5.5 sq. metres (58.7 sq. feet)



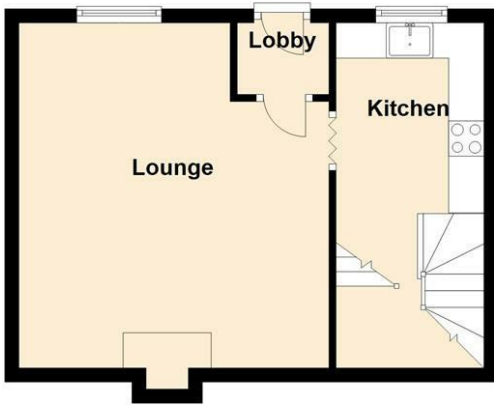
Second Floor

Approx. 18.6 sq. metres (200.4 sq. feet)



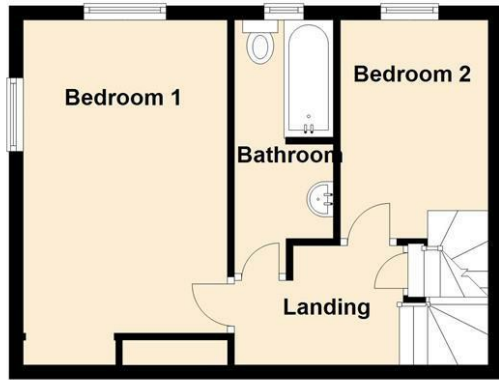
Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



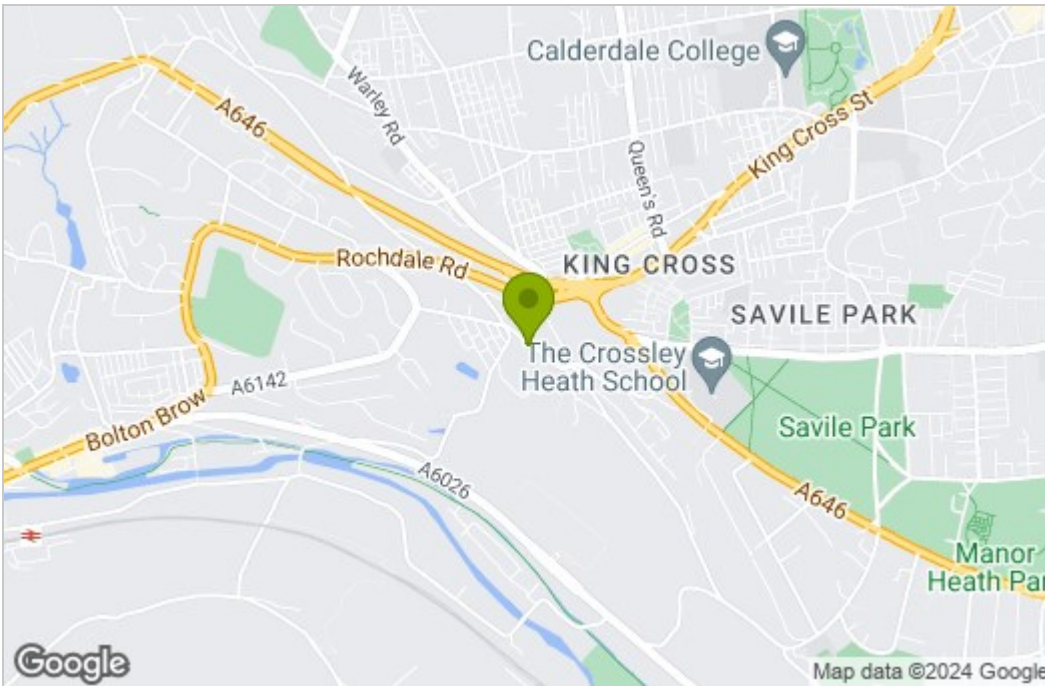
First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)

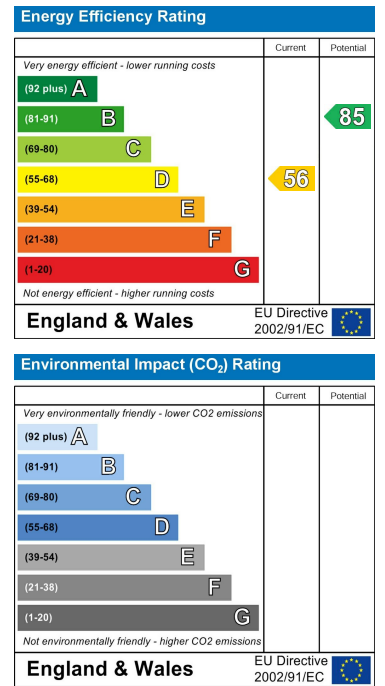


Total area: approx. 88.6 sq. metres (953.3 sq. feet)

Area Map



Energy Efficiency Graph



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