



26 St. Pauls Road, Halifax, HX1 3RS

£85,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built mid terrace property in the King Cross area of Halifax. Accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, two bedrooms and bathroom. Paveline frontage an enclosed yard to rear. On street 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 first time buy or buy to let. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Radiator, alarm control panel and staircase access to first floor. Door to lounge;

Lounge 11'5" max x 12'9" max (3.5 max x 3.9 max)



Radiator, wall lights and Upvc double glazed window to front. Coving to ceiling, two telephone points and cable point. Door to dining kitchen;

Dining Kitchen 11'3" max x 15'10" max (3.45 max x 4.85 max)



Wall and base units with laminate worktop. Electric oven, four ring gas hob and stainless steel sink and drainer. Plumbing for washing machine, Upvc double glazed window to rear and smart meter. Upvc obscure double glazed window and Upvc obscure double glazed door and panel above to rear. Radiator and 'Ideal' wall mounted condensing combi boiler and under stairs storage cupboard.

First Floor

Landing

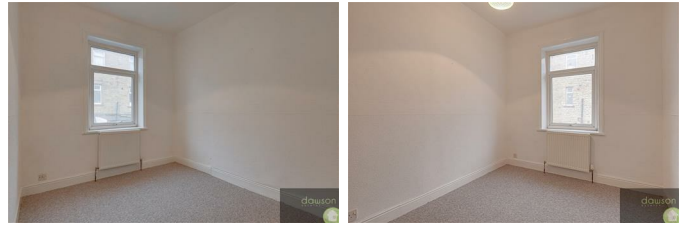
Loft hatch and doors to bathroom and bedrooms;

Bedroom One 8'8" max x 15'10" max (2.65 max x 4.85 max)



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

Bedroom Two 8'4" x 11'5" (2.55 x 3.5)



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

Bathroom 7'4" x 8'8" (2.25 x 2.65)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, radiator, extractor fan and Upvc obscure double glazed window to rear.

External



Paveline frontage and enclosed yard to rear.

Parking

On street parking

Tenure

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

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.

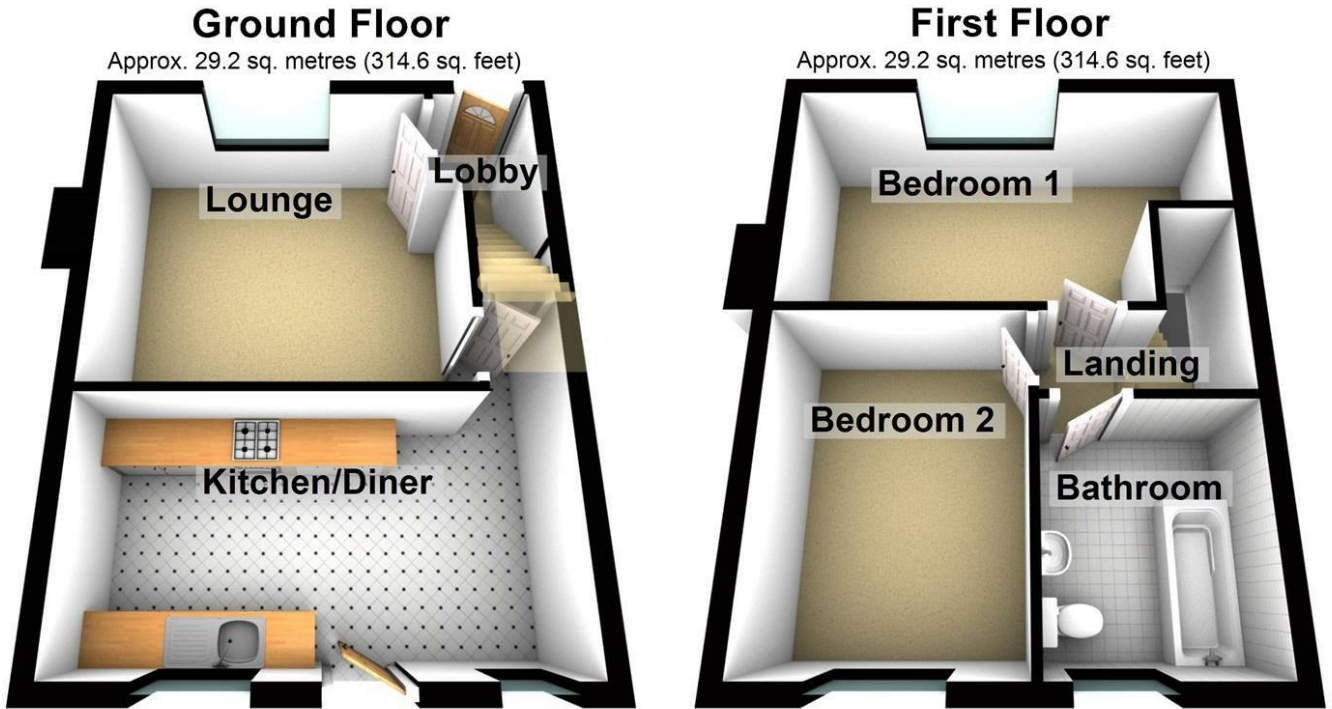
Boundaries & Ownerships

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



Total area: approx. 58.5 sq. metres (629.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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