



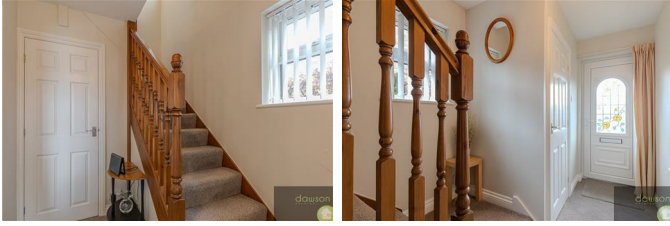
16 Featherbed Close, Halifax, HX4 8EB

Guide Price £325,000

****GUIDE PRICE £325,000 - £335,000**** Offered FOR SALE is this well presented THREE/FOUR bedroom DETACHED property in this quiet cul-de-sac position in the ever popular area of Greetland, Halifax. Affording stunning views the accommodation comprises; Entrance hallway, cloaks/w.c. open plan lounge/diner, modern kitchen and recent extension that can be used as a garden room or fourth bedroom. To the first floor; landing, three good size bedrooms, the master having enough space to create an en-suite and a family bathroom with four piece suite. Gardens to four sides, garage and off road parking. The property benefits from Upvc double glazing, gas central heating, mains wired smoke alarms and smart meters. Close to the amenities of West Vale with its supermarkets, butchers, cafes and bars, transport links and access to the M62 motorway network. The present owners have enjoyed the house since it was built and are now moving on giving an opportunity for a young family to enjoy it as much as they have. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door to front. Upvc double glazed window to side. Radiator and staircase access to first floor. Storage cupboard housing the fusebox, telephone point and doors to lounge and cloaks/w.c.;

Cloaks/w.c.



Lounge/Diner

Lounge area 11'1" x 14'10" (3.40 x 4.53)



Upvc double glazed bay window to front affording the superb views, living flame gas fire with solid oak mantelpiece and black marble surround. T.v. aerial lead, radiator, coving to ceiling and opening to dining area;

Dining area 8'9" x 11'1" (2.67m x 3.38m)



Radiator, Upvc double glazed sliding patio doors to sun room/bedroom four and door to kitchen;

Kitchen 8'10" x 10'8" (2.70 x 3.26)



Having a range of wall and base units with off white gloss doors with laminate worktop and tiled splashbacks. Plumbing for washing machine, integrated gas oven and gas hob with extractor hood above. Composite 'Lamona' one and a half sink and drainer with mixer tap. Wall mounted condensing combi 'Ideal' boiler fitted 2019, mobile room stat, stop tap, laminate floor and radiator. Upvc double glazed window to rear and composite obscure double glazed door to side (fitted 2019).

Sun Room/Bedroom Four 9'8" x 12' (2.95m x 3.66m)



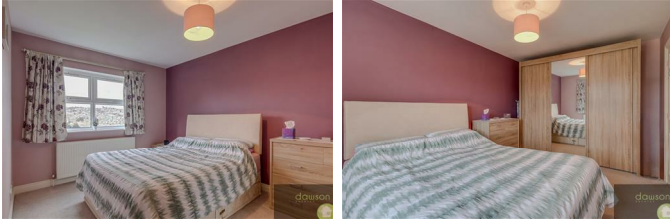
Added in 2020. Electric wall heater, two double glazed velux windows and Upvc double glazed french doors and window to side. Laminate floor.

First Floor

Landing

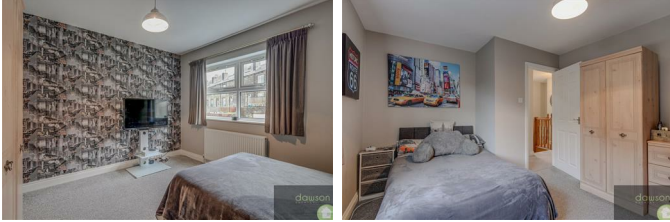
Upvc double glazed window to side, loft hatch with drop down ladder (majority boarded) and having light. Storage cupboard and doors to bathroom and bedrooms;

Bedroom One 9'4" x 14'10" (2.86 x 4.53)



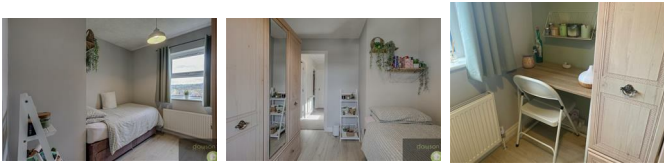
Double bedroom with Upvc double glazed window to front affording the superb views, t.v. point and radiator. Potential to create en-suite.

Bedroom Two 10'2" max x 12' max (3.10m max x 3.66m max)



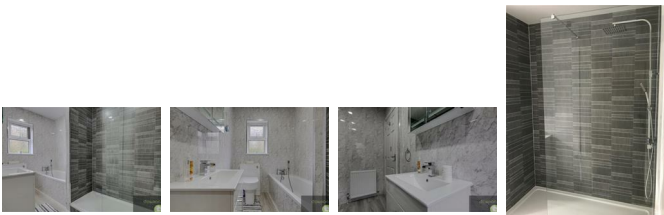
Double bedroom with radiator and Upvc double glazed window to rear

Bedroom Three 8'5" max x 9'4" max (2.57m max x 2.84m max)



Good size single bedroom with Upvc double glazed window to front and radiator.

Bathroom 5'6" x 10'9" (1.7 x 3.28)



Four piece suite, fitted 2022, comprising low flush w.c. sink with vanity unit, bath and double walk in shower with glass shower screen and waterfall mains shower. Shower walls and laminate floor. Upvc obscure double glazed window to rear, extractor fan and spotlights. Radiator.

External



To the front is a lawn garden and rockery. To the side is a slate garden. To the rear is a patio and lawn and to the other side patio and lawn. Outside socket. Outside tap. Three security lights. Gas and electric meters. External light to front.

Garage

Up and over door. Power and light.

Parking

Driveway for two cars

Tenure

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

Water

Water meter

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.

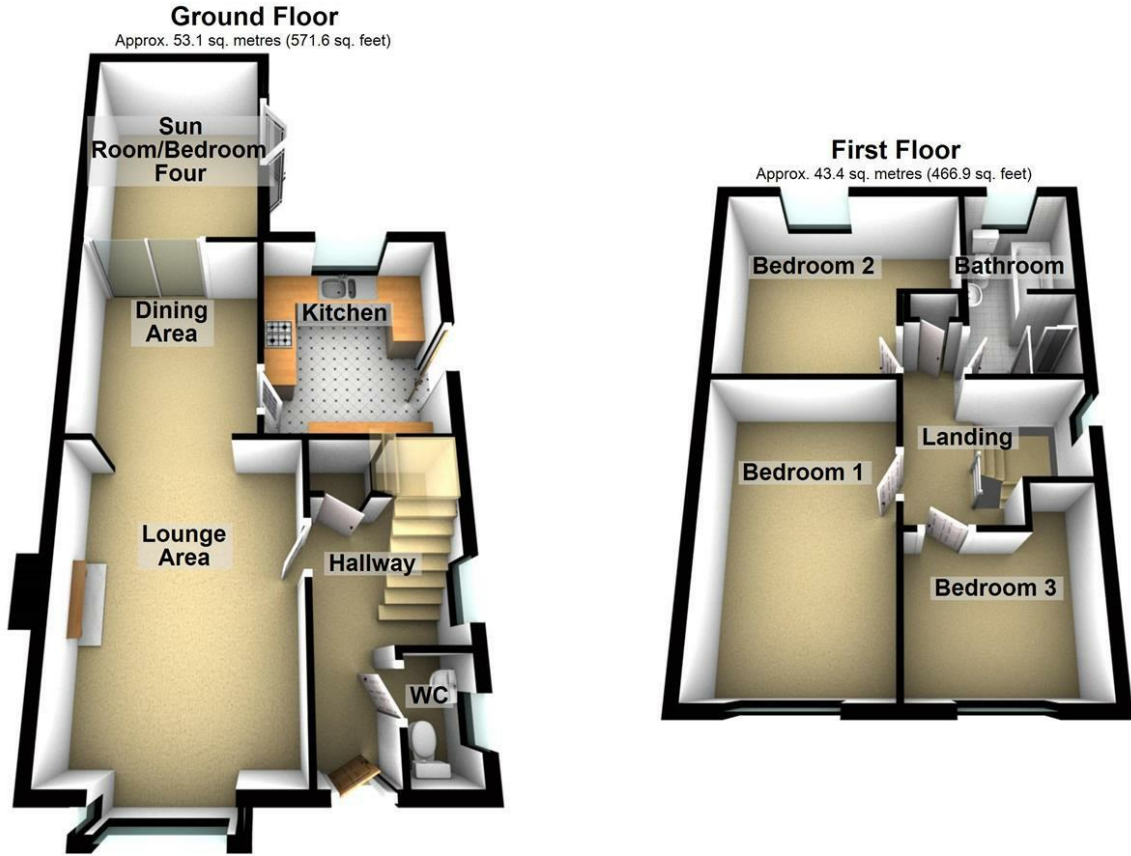
Boundaries & Ownerships

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

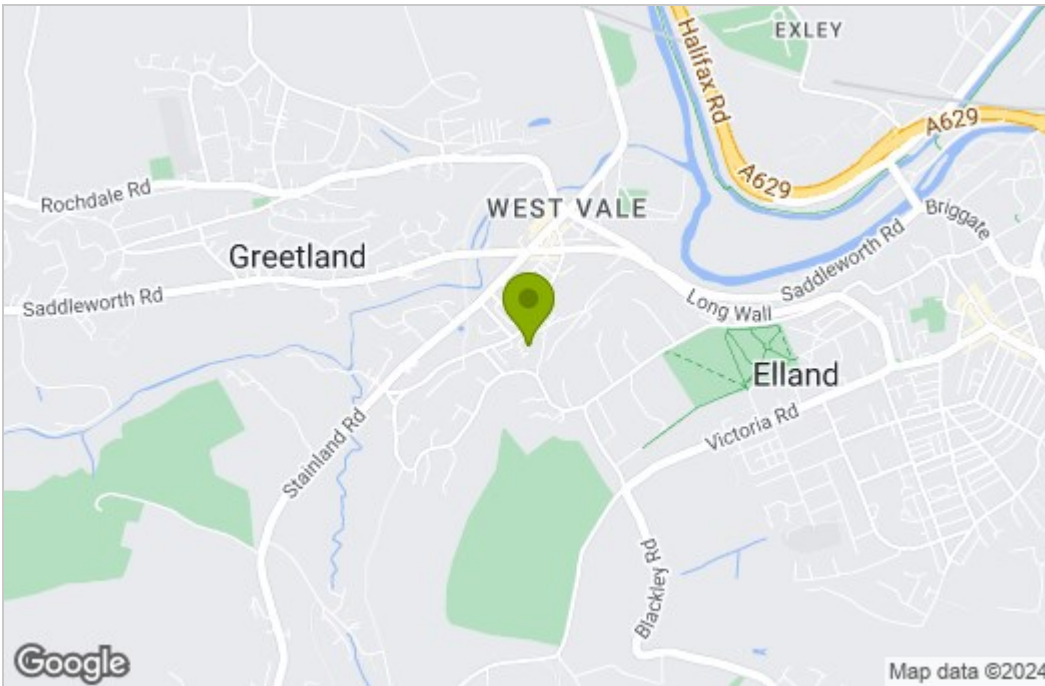
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Floor Plan

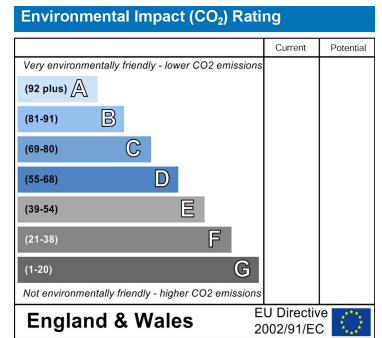
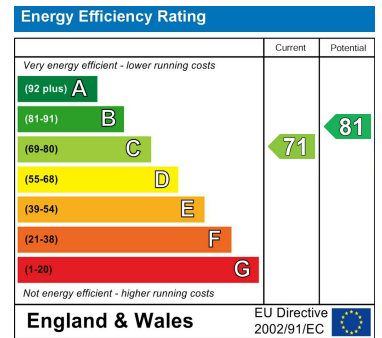


Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

Area Map



Energy Efficiency Graph



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