



19 Sefton Terrace, Halifax, HX1 5RE

Auction Guide £70,000

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000**Offered FOR SALE with NO CHAIN is this TWO bedroom stone built mid terrace near the end of this no through road in the Pellon area of Halifax. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, two bedrooms and shower room. Garden front and rear. On street parking. The property has the benefit of Upvc double glazing. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or investment property. Viewing essential.**

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with Upvc double glazed panel above to front. Staircase access to first floor and door to lounge;

Lounge 13'1" max x 13'9" max (4 max x 4.2 max)



Upvc double glazed window to front, wall lights, cornice to ceiling and ceiling rose. Several t.v. points and two telephone points. Cable point, stone and tiled fireplace with electric fire, storage heater and door to kitchen;

Kitchen 5'10" x 17'0" max (1.8 x 5.2 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Cata' electric oven, four ring electric hob and extractor hood above. Stainless steel sink and drainer, plumbing for washing machine and space for under counter fridge and freezer. Storage heater, two telephone points, Upvc door with Upvc double glazed panel above and Upvc double glazed window to rear. Part wood paneled ceiling and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Housing the electric meter and fusebox. Stone flagged floor, natural light and shelving.

First Floor

Landing

Loft hatch and doors to shower room and bedrooms;

Bedroom One 10'2" x 13'11" (3.1 x 4.25)



Double bedroom with cable point, t.v. point and

telephone point. Upvc double glazed window to front, wall lights, coving to ceiling and storage heater. Storage cupboard over the stair with shelving, hanging space and housing the hot water cylinder.

Bedroom Two 9'4" x 9'6" (2.85 x 2.9)



Double bedroom with storage heater, t.v. point, coving to ceiling and Upvc double glazed window to rear.

Shower Room 6'8" x 7'4" (2.05 x 2.25)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with 'Triton' electric shower. Part tiled walls, Upvc obscure double glazed window to rear and electric wall heater. Extractor fan and coving to ceiling.

External



Yard to front, gas meter and external light. Enclosed patio to garden to rear with stone bin store.

Parking

On street parking

Tenure

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

Energy Rating

E

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.

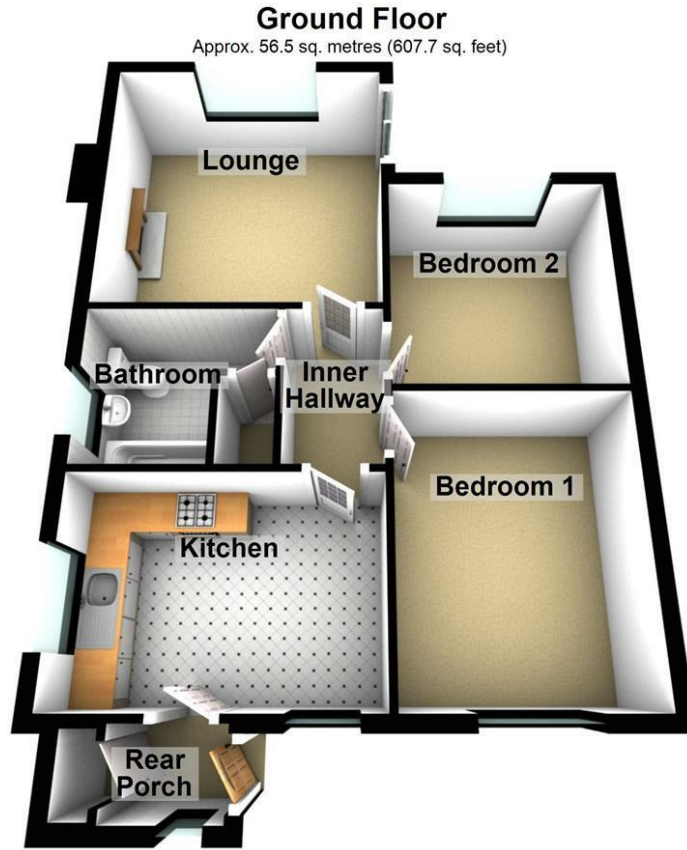
Boundaries & Ownerships

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

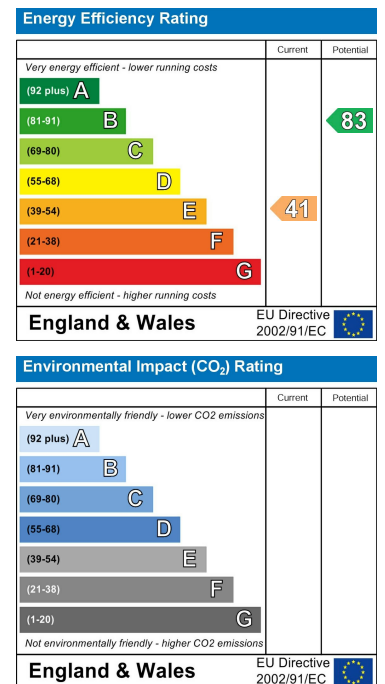


Total area: approx. 56.5 sq. metres (607.7 sq. feet)

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.