



6 Green Lane, Halifax, HX4 8AB

£140,000

Offered FOR SALE is this lovely TWO bedroom stone built mid terrace in the heart of West Vale. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the lower ground floor is the cellar which has been converted into a bar and office. To the first floor; landing, two double bedrooms and bathroom with a four piece suite. Decked garden to the side and paveline frontage. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Entrance Hallway

Upvc obscure double glazed door with Upvc obscure double glazed window above to front, staircase access to first floor and radiator. Doors to dining kitchen and lounge;

Lounge 11'9" x 12'5" (3.6 x 3.8)



Radiator, Upvc double glazed window to front, t.v. aerial lead and telephone point. Cast iron dual fuel stove with stone base and wooden and stone mantel, cornice to ceiling and ceiling rose.

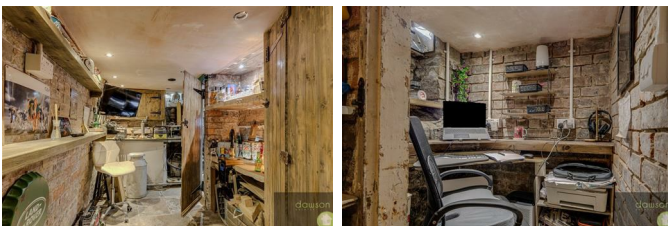
Dining Kitchen 12'1" x 15'8" (3.7 x 4.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for dishwasher and washing machine, 'Beko' electric oven, 'Beko' five ring gas hob with extractor hood above and one and a half stainless steel sink and drainer. 'MAIN' wall mounted combi boiler, stop tap and stone flagged floor. Upvc double glazed window and Upvc obscure double glazed door with Upvc obscure double glazed window above to side. Radiator, storage cupboard to one alcove and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar 10'5" max x 15'8" max (3.2 max x 4.8 max)



Stone flagged floor, radiator and power and light. Spotlights, storage cupboard and stone shelving. Study area with usb sockets. Fusebox, gas and electric meters and glass block windows.

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 12'3" x 15'8" (3.75 x 4.8)



Double bedroom with radiator, coving to ceiling and fitted wardrobes. Upvc double glazed window to side.

Bedroom Two 9'10" x 10'0" (3 x 3.05)



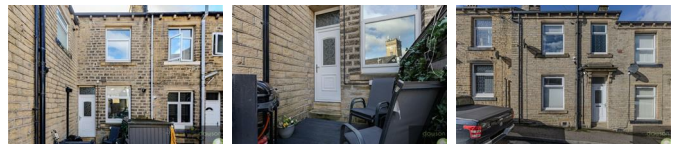
Double bedroom with radiator, wall lights and Upvc double glazed window to front.

Bathroom 7'0" max x 15'3" max (2.15 max x 4.65 max)



Four piece suite comprising of low flush w.c. sink with vanity unit and waterfall tap, bath with waterfall tap and mixer shower and double shower cubicle with mains waterfall and mixer shower. Laminate floor, radiator and Upvc obscure double glazed window to front. Part tiled walls, part wood paneled walls, spotlights, extractor fan and loft hatch.

External



Paveline frontage and to the side is an enclosed decked garden with lighting, external light and wooden shed with power.

Parking

On street parking

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.

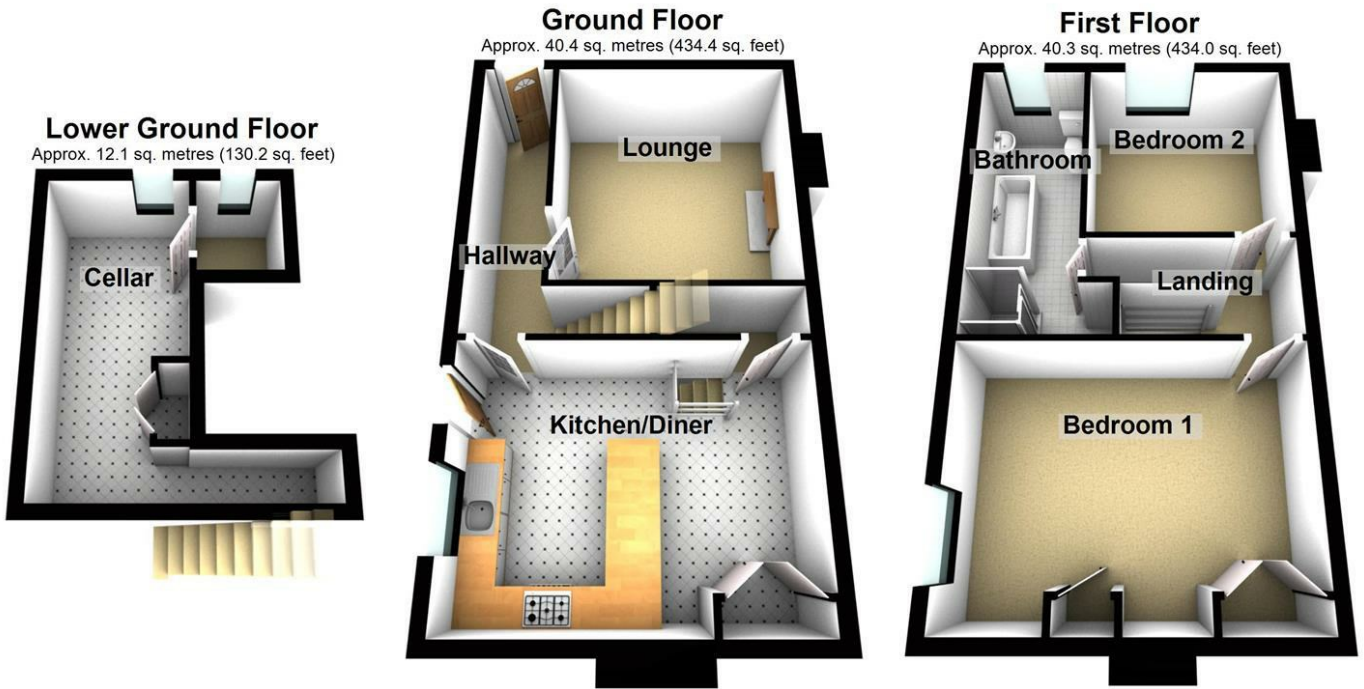
Boundaries & Ownerships

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

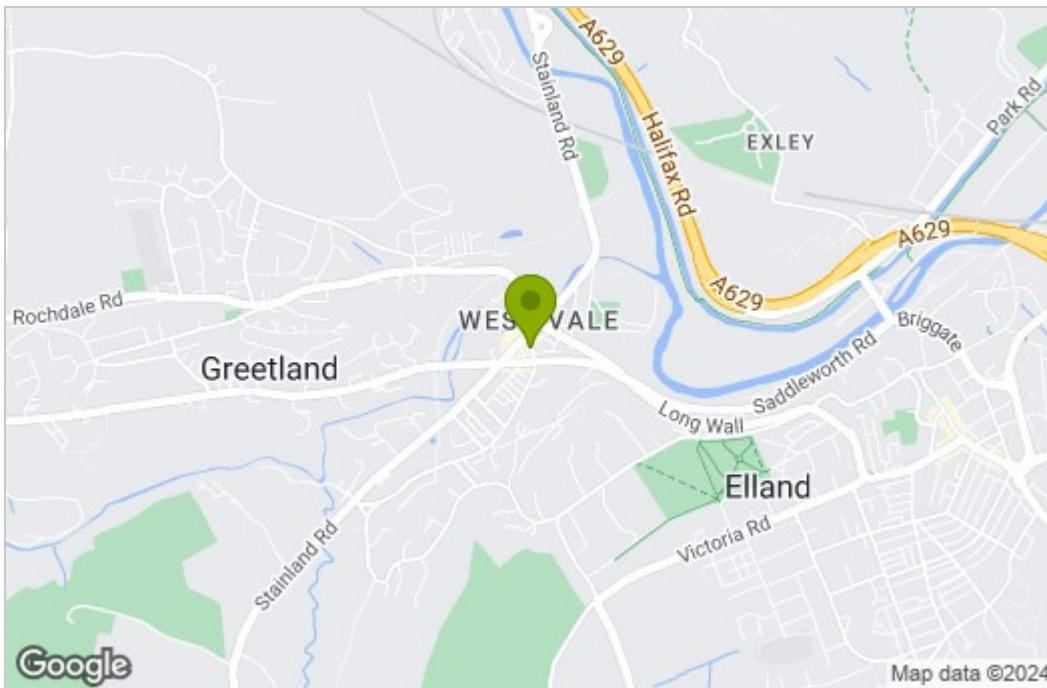
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

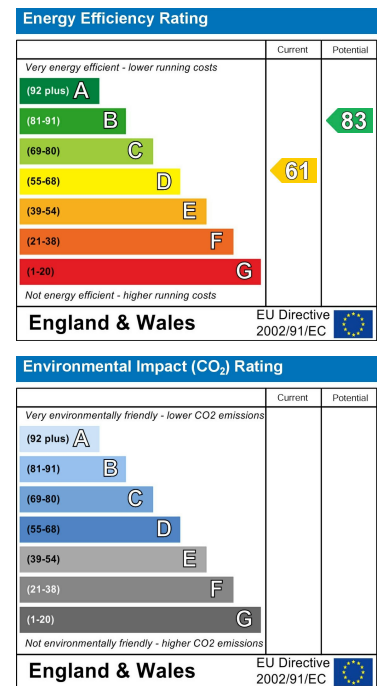


Total area: approx. 92.8 sq. metres (998.6 sq. feet)

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.