



38 Woodlesford Crescent, Halifax, HX2 0RB

Offers Over £270,000

Offered FOR SALE is this well presented THREE bedroom SEMI-DETACHED in the popular Mount Tabor area of Halifax. Accommodation comprises; Entrance porch, hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and modern family bathroom. Attic room. Off road parking to front, garage and garden to rear with stunning views. The property benefits from Upvc double glazing, smart meters and gas central heating. Ideal family home. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch 4'5" x 9'0" (1.35 x 2.75)

Upvc double glazed windows to side and front. Upvc double glazed French doors to front, wall light and tiled floor. Obscure double glazed door leads to hallway;

Hallway



Laminate floor, understairs storage and Upvc double glazed window to side. Radiator, telephone point and room stat. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 11'9" x 14'3" max (3.6 x 4.35 max)



Upvc double glazed half bay window to front, radiator and telephone point. Cast iron dual fuel stove with tiled base, brick surround and wooden mantel.

Dining Kitchen 11'1" x 18'10" (3.4 x 5.75)



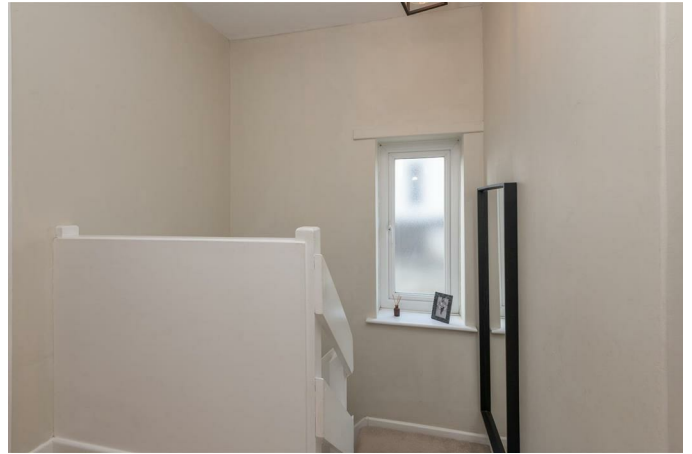
Having a range of wall and base units with laminate worktop and splashbacks. Integrated microwave, gas and electric cooker point and space for Range oven with glass splashback and extractor hood above. Fridge, dishwasher and stainless steel one and a half sink and drainer. Laminate floor, radiator, mobile room stat. Two Upvc double glazed windows to rear, wine rack and display unit. Cupboard housing the fusebox, stop tap and electric meter. Upvc obscure double glazed window and door to side leading to garage;

Garage 9'4" max x 29'0" max (2.85 max x 8.85 max)

Roller shutter door, power and light and skylight. Plumbing for washing machine, wall mounted 'MAIN' condensing combi boiler (Installed 2021) and door to rear.

First Floor

Landing



Upvc obscure double glazed window to side, doors to staircase access to attic room, bathroom and bedrooms;

Bedroom One 9'10" to robes x 11'11" (3 to robes x 3.65)



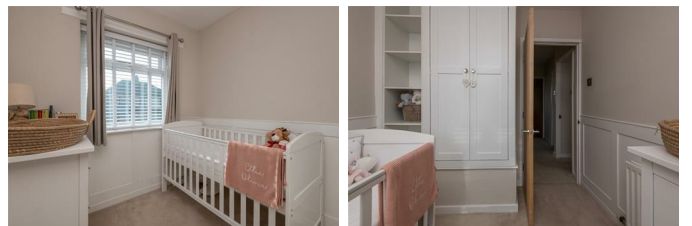
Double bedroom with radiator, feature wood paneled wall and coving to ceiling. Upvc double glazed window to front, built in wardrobes with cupboards above and drawer.

Bedroom Two 10'11" max x 11'1" max (3.35 max x 3.4 max)



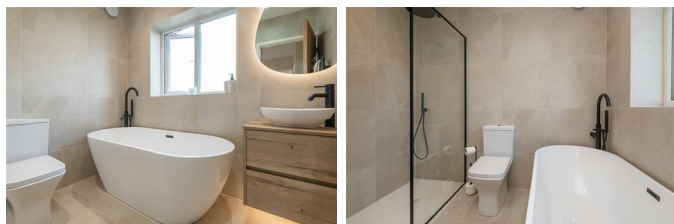
Double bedroom, radiator, part wood paneled walls and Upvc double glazed window to rear.

Bedroom Three 7'6" x 8'6" (2.3 x 2.6)



Radiator, part wood paneled walls and Upvc double glazed window to front. Built in wardrobe and shelving.

Bathroom 7'10" max x 8'0" max (2.4 max x 2.45 max)



Four piece suite comprising low flush w.c. sink with vanity unit bath with floor standing tap and mixer shower and walk in double shower with glass shower screen, mixer shower and mains waterfall shower. Tiled floor, tiled walls and Upvc obscure double glazed window to rear. Inset shelving, spotlights and extractor fan.

Second Floor

Attic Room 14'3" x 14'3" (4.35 x 4.35)



Laminate floor, radiator and undereaves storage. Beams to ceiling and two double glazed velux windows.

External



To the front is a tarmac drive with border providing off road parking for two cars. Please note that only part of the kerb is dropped. To the rear is an Indian stone patio and lawn. Gas meter and outside tap.

Parking

Off road parking for two cars. Please note that only part of the kerb is dropped.

Tenure

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

Energy Rating

D

Council Tax Band

C

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.

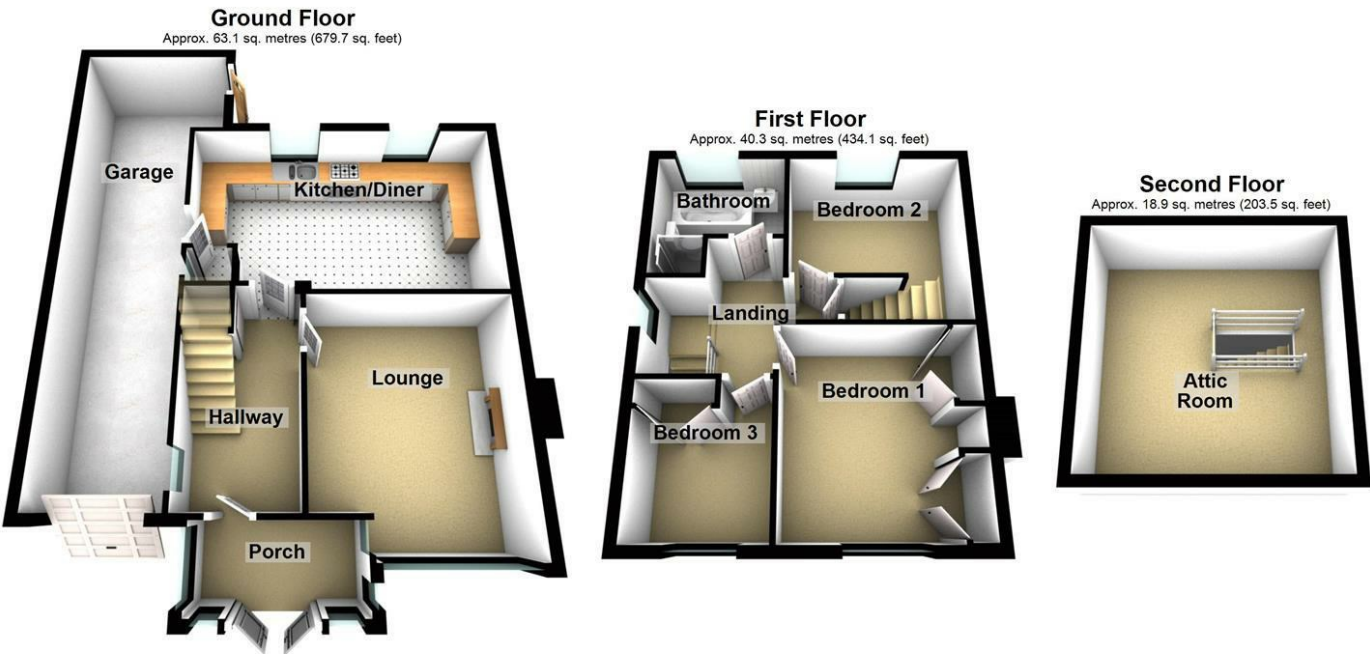
Boundaries & Ownerships

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

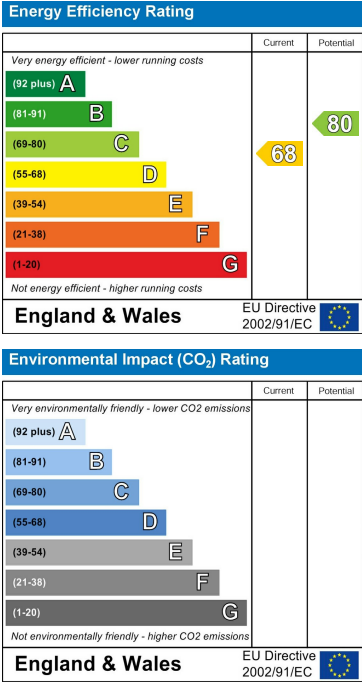


Total area: approx. 122.4 sq. metres (1317.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.