



10 Laura Street, Halifax, HX3 6DT

£88,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built enclosed mid terrace in the popular area of Boothtown. Accommodation comprises; Lounge, kitchen and cellar. To the first floor; landing, bathroom and bedrooms. To the second floor; study and bedroom. Garden to front and 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. Viewing essential.

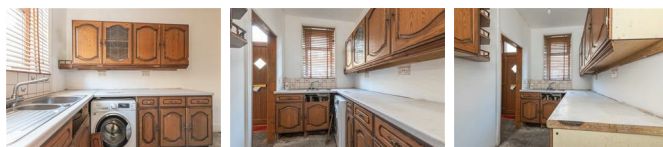
Ground Floor

Lounge 13'9" x 14'9" (4.2 x 4.5)



Composite obscure double glazed door with obscure Upvc double glazed panel above to front. Upvc double glazed window to front, radiator and t.v. aerial lead. Living flame gas fire with marble effect surround and base and wooden fireplace. Wall lights, telephone point and cornice to ceiling. Raised staircase to door to staircase access to first floor and opening to kitchen;

Kitchen 5'10" x 10'9" (1.8 x 3.3)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stainless steel one and a half sink and drainer. Upvc double glazed window to front, display units, stone flagged floor and door to staircase access to lower ground floor.

Lower Ground Floor

Cellar

First Floor

Landing



Radiator, programmer/room stat and staircase access to second floor and doors to bathroom and bedroom;

Bedroom One 13'11" x 13'11" (4.25 x 4.25)



Double bedroom with floorboards, dado rail and radiator. Upvc double glazed window to front, original fireplace and 'Worcester' condensing combi boiler.

Bathroom 6'8" x 8'6" (2.05 x 2.6)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with shower walls and mains shower. Space for bath, radiator and Upvc obscure double glazed window to front.

Second Floor

Study 6'4" x 9'10" (1.95 x 3)



Laminate floor, under eaves storage, wooden double glazed velux window and opening to bedroom two;

Bedroom Two 9'10" x 14'3" (3 x 4.35)



Double bedroom with laminate floor, radiator, two wooden double glazed velux windows and exposed beam to ceiling.

External



Enclosed yard to front

Parking

On street parking

Tenure

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

Energy Rating

G

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.

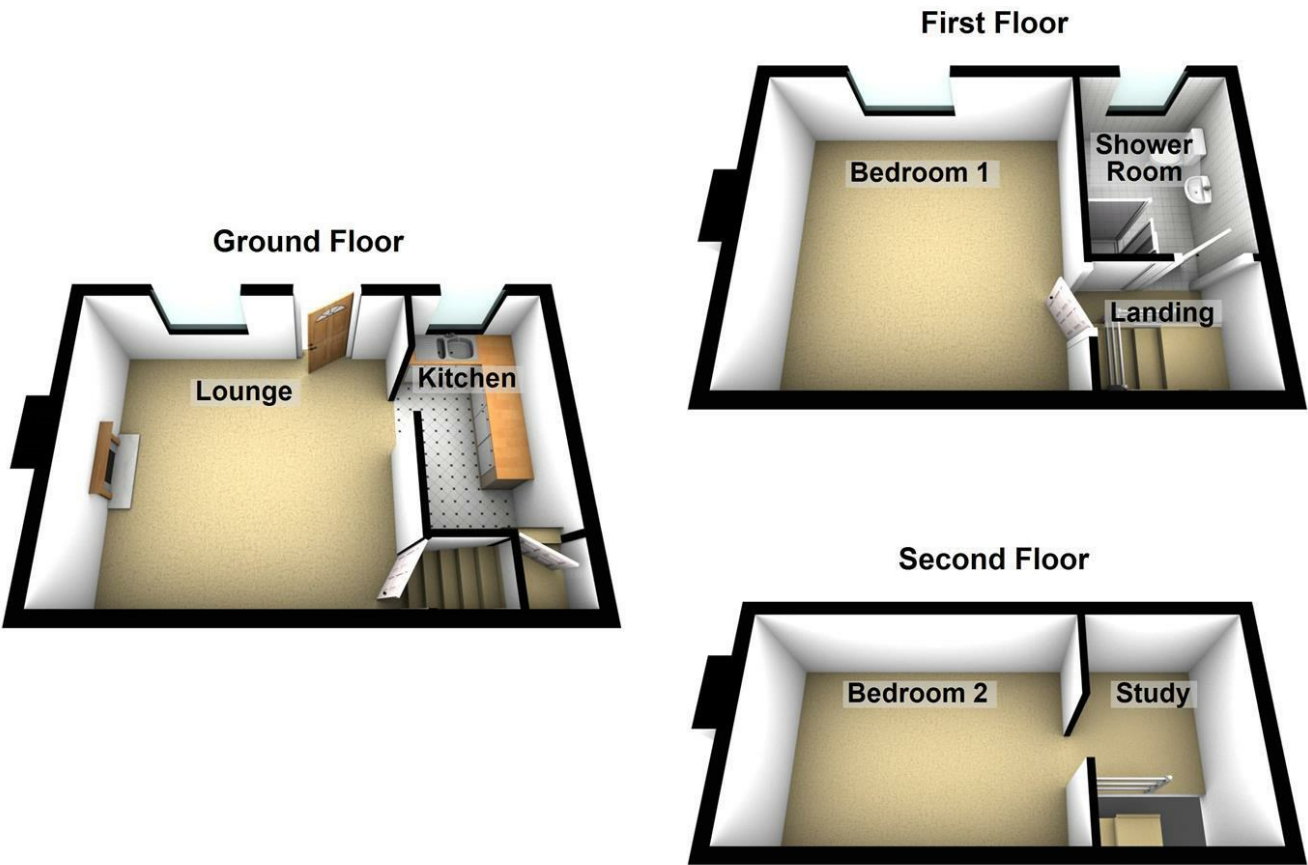
Boundaries & Ownerships

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.

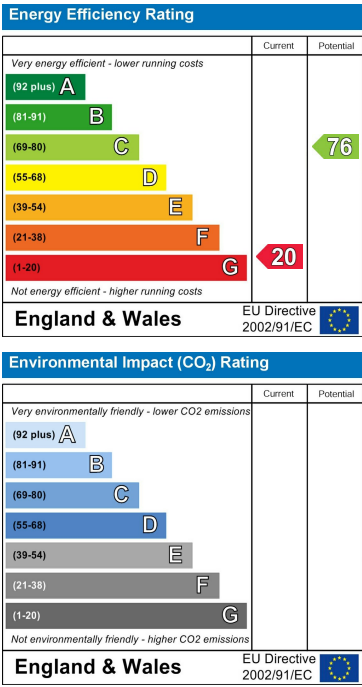
Floor Plan



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.