



8 Shaw Street, Halifax, HX4 9BE

Offers Over £260,000

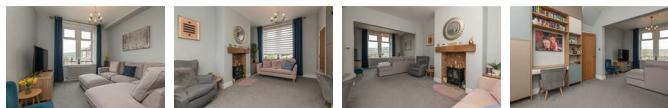
Offered FOR SALE is this THREE bedroom stone built mid terrace built in 1854 with stunning views located in the desirable area of Holywell Green. Accommodation comprises; Kitchen, dining room/snug, utility and w.c. To the ground floor; lounge and entrance lobby. To the first floor; landing, three bedrooms and bathroom with four piece suite. Garden and parking to rear. Further on street parking to front. 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

Entrance Lobby

Composite obscure double glazed door with obscure window above to front, staircase access to first floor and door to lounge;

Lounge 11'9" max x 24'5" max (3.6 max x 7.45 max)



Upvc double glazed window to front and rear, two radiators and t.v. aerial lead. Telephone point, exposed brick and tile fireplace with wooden mantel, fitted home office furniture and understairs storage. Door to staircase access to lower ground floor;

Lower Ground Floor

Kitchen 10'2" x 11'3" (3.1 x 3.45)



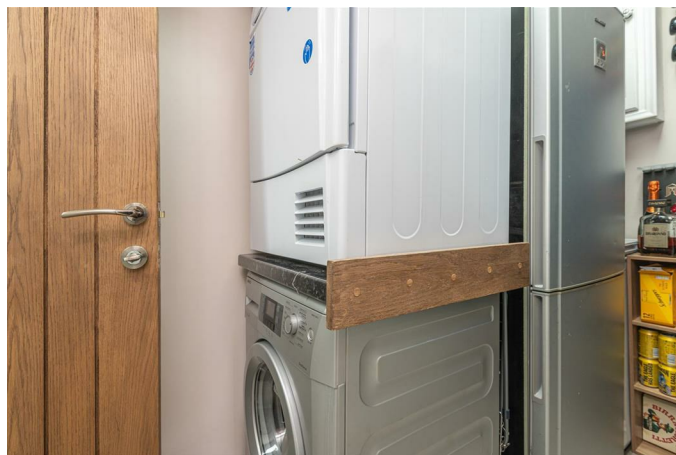
Having a range of wall and base units with laminate worktop and tiled walls. Belfast sink and drainer and further belfast sink, dishwasher, gas and electric cooker point for the range with extractor fan. 'Ariston' gas water heater (fitted 2025), fridge, spotlights and Upvc double glazed window and Upvc double glazed leaded effect door to rear. 'Worcester' condensing boiler at the bottom of the stairs. Opening to dining room/snug;

Dining Room/Snug 9'10" max x 14'5" max (3 max x 4.4 max)



Radiator, exposed stone and brick fireplace, spotlights and understairs storage. Door to utility;

Utility 4'1" max x 8'6" max (1.25 max x 2.6 max)



Plumbing for washing machine, electric meter and fusebox. Laminate floor and extractor fan. Door to cloaks/w.c.;

Cloaks/w.c. 2'11" x 5'8" (0.9 x 1.75)



Two piece suite comprising; Saniflo w.c. and sink with vanity unit. Laminate floor, gas meter and stop tap. Radiator and wood paneled ceiling.

First Floor

Landing

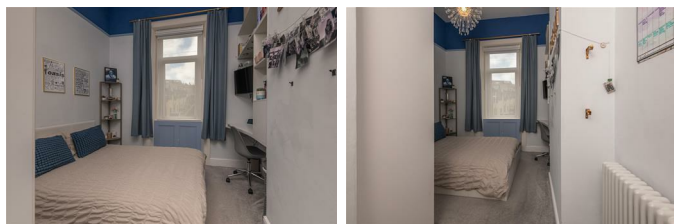
Radiator, spotlights and loft hatch with drop down ladder. Loft is fully boarded and has light. Doors to bathroom and bedrooms;

Bedroom One 10'4" x 13'5" (3.15 x 4.1)



Double bedroom with radiator, feature fireplace and fitted wardrobes. Picture rail and Upvc double glazed window to front. Usb socket.

Bedroom Two 9'6" max x 13'11" max (2.9 max x 4.25 max)



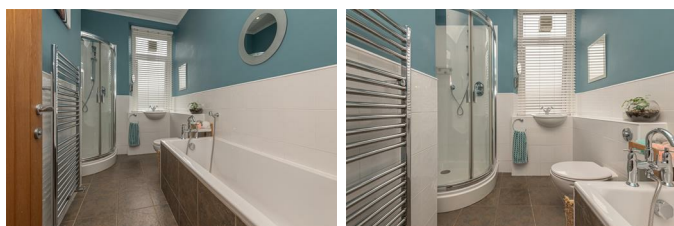
Double bedroom with picture rail, radiator, fitted office furniture and Upvc double glazed window to front.

Bedroom Three 7'6" max x 10'5" max (2.3 max x 3.2 max)



Radiator, fitted wardrobe, picture rail, spotlights and Upvc double glazed window to front.

Bathroom 7'2" max x 10'4" max (2.2 max x 3.15 max)



Four piece suite comprising low flush w.c. sink, bath with mixer shower and corner shower with mains shower. Tiled floor, chrome heated towel radiator and part tiled walls. Extractor fan, electric wall heater and Upvc obscure double glazed window to front. Fitted cupboard, wood paneled ceiling, coving to ceiling and spotlights.

External



To the front is paveline frontage. To the rear is a garden with artificial lawn, security light and raised flowerbeds. Cobbled area providing parking. Shared bin store.

Parking

Cobbled area to the rear provides off road parking for one car and there is on street parking to front.

Tenure

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

Water

Water Rates

Energy Rating

E

Council Tax Band

B

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.

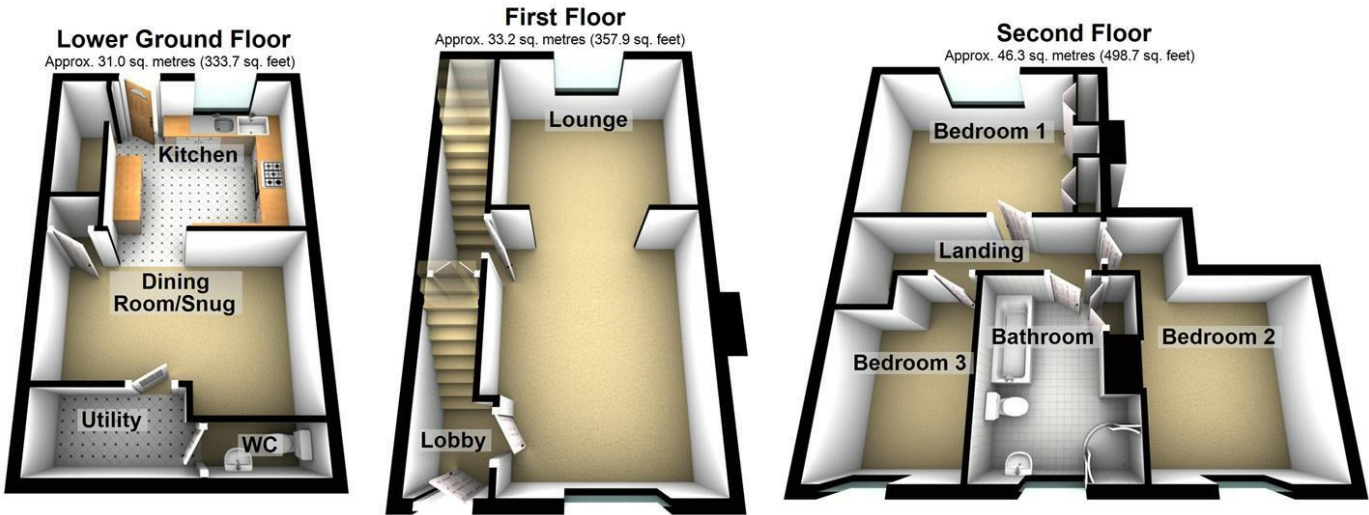
Boundaries & Ownerships

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

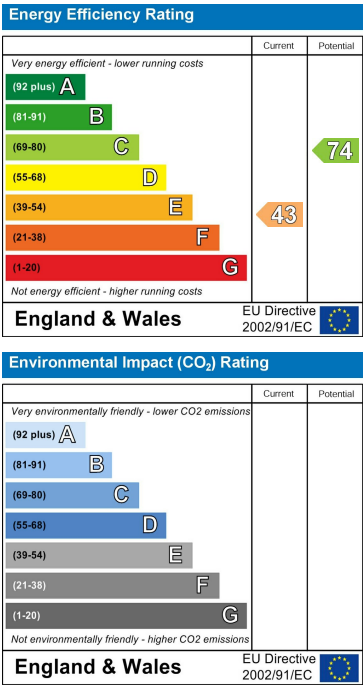


Total area: approx. 110.6 sq. metres (1190.3 sq. feet)

Area Map



Energy Efficiency Graph



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