



41 Briscoe Lane, Halifax, HX4 8JT

£165,000

Offered FOR SALE is this modern stone built end terrace on a quiet no through road in the popular area of Greetland. Accommodation comprises; Entrance lobby, lounge/kitchen and cellar. To the first floor; landing, two bedrooms and shower room. Raised decked area to front and on street parking. The property benefits from Upvc double glazing, app controlled gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal FTB. Viewing essential.

Ground Floor

Entrance Lobby



Composite entrance door with double glazed panel above to front. Upvc double glazed window to front, radiator and wooden floor. Spotlights, built in shoe rack, shelf and hooks and cupboard above. Staircase access to first floor and door to lounge/kitchen;

Lounge/Kitchen



Having a range of modern wall and base units with laminate worktop, integrated fridge/freezer, 'Hotpoint' electric double oven and grill and 'Hotpoint' induction hob with glass splashback and 'Hotpoint' extractor hood above. Acrylic sink and drainer, spotlights, extractor fan and exposed stone wall. Wooden floor, radiator, room stat and Upvc double glazed window to front. Door to staircase access to lower ground floor;

Lower Ground Floor

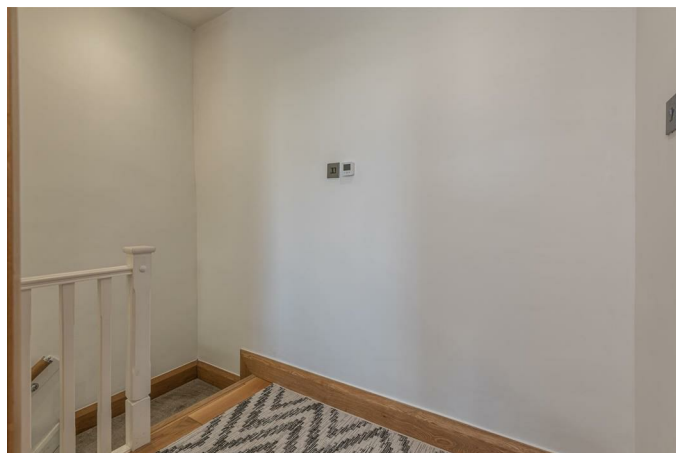
Cellar



Fusebox and electric meter at top of stairs. Wall mounted 'Ideal' logic plus condensing combi boiler, spotlights and plumbing for washing machine. Upvc double glazed window to front.

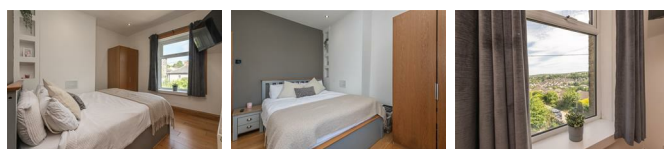
First Floor

Landing



Wooden floor, spotlights, room stat and loft hatch. Doors to shower room and bedrooms;

Bedroom One



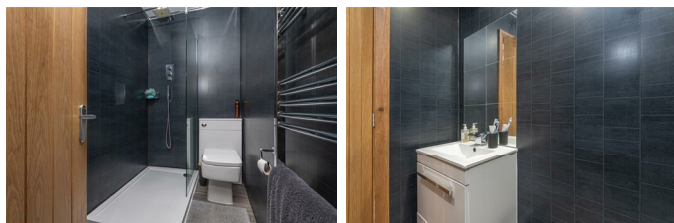
Double bedroom with radiator, wooden floor and Upvc double glazed window to front. Spotlights, telephone point, air vent and built in shelving.

Bedroom Two



Single bedroom with wooden floor, telephone point and radiator. Spotlights and Upvc double glazed window to front.

Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and shower cubicle with glass shower screen and mains waterfall and mixer shower. Upvc walls and ceiling, spotlights and extractor fan. Chrome heated towel radiator.

External



To the front is a raised decked area. External light and gas meter.

Parking

On street parking

Tenure

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

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.

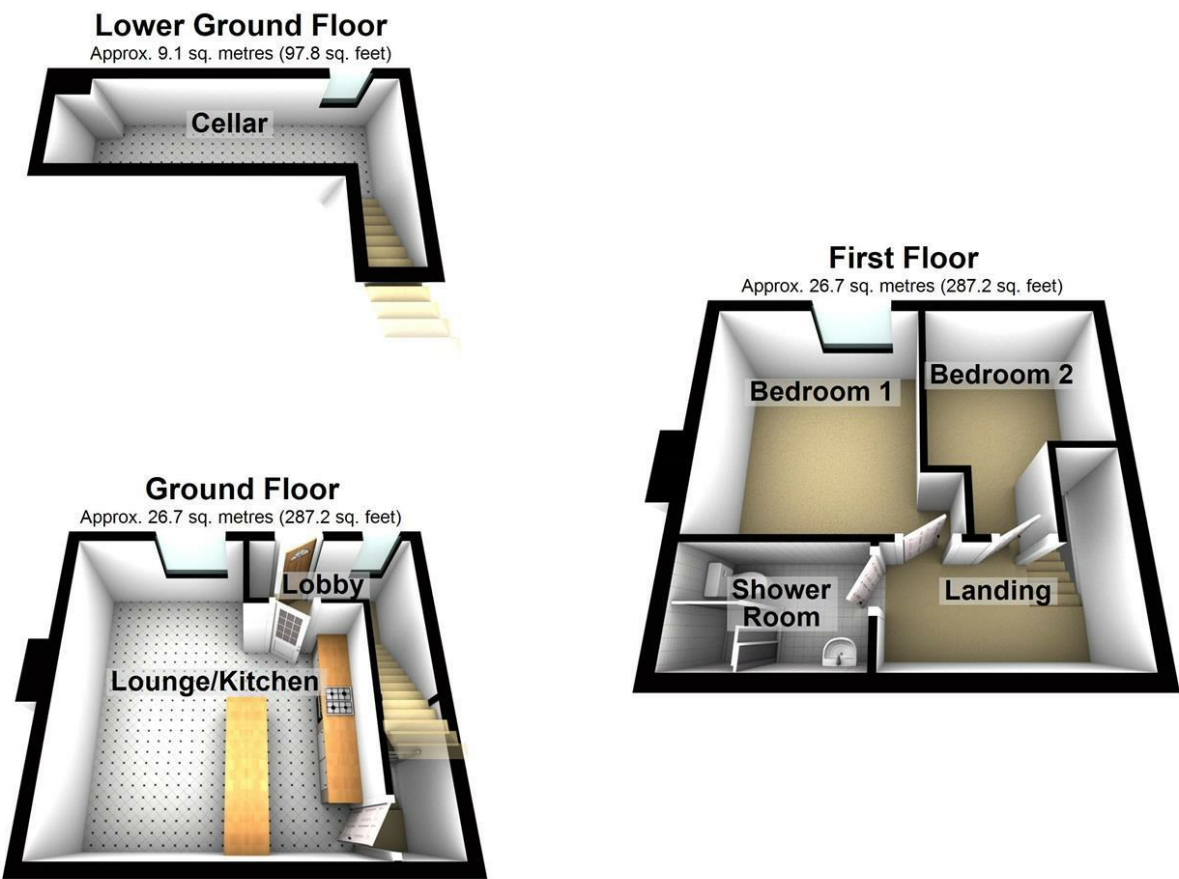
Boundaries & Ownerships

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.**

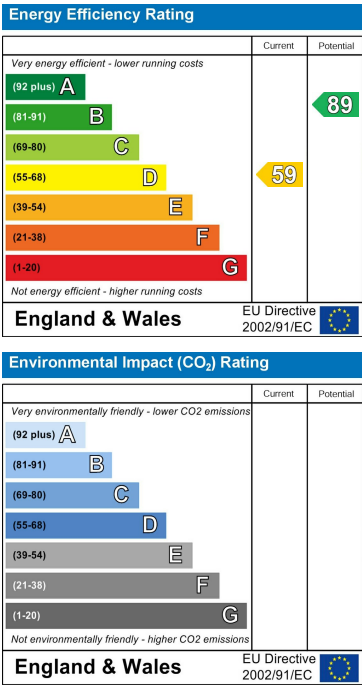
Floor Plan



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.