



178 Keighley Road, Halifax, HX2 9DP

£115,000

Offered FOR SALE with NO CHAIN is this TWO bedroom brick built mid terrace in this popular part of Calderdale. Accommodation comprises lobby, hallway, lounge, kitchen and conservatory. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. 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

Lobby



Upvc obscure double glazed door and window to front. Tiled floor. Door to hallway;

Hallway



Two telephone points, electric storage heater and radiator. Staircase access to first floor, opening to kitchen and door to lounge;

Lounge 11'9" x 14'7" (3.6 x 4.45)



Upvc double glazed window to front, radiator, cable point and t.v. aerial lead. Gas point and decorative fireplace.

Kitchen 6'6" x 17'8" (2 x 5.4)



Electric storage heater, understairs storage and storage cupboard housing the gas and electric meters and fusebox. Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Ideal' condensing combi boiler, electric oven, four ring gas hob and extractor hood above. Upvc double glazed window to rear, stainless steel sink and drainer and plumbing for washing machine. Door to conservatory;

Conservatory 8'0" x 10'0" (2.45 x 3.05)



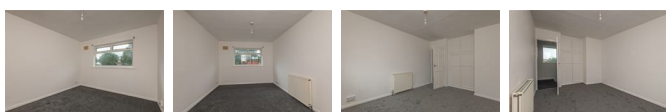
Upvc double glazed windows and door. Understairs storage.

First Floor

Landing

Upvc double glazed window to rear, loft hatch and doors to bathroom and bedrooms;

Bedroom One 9'10" max x 15'8" max (3 max x 4.8 max)



Double bedroom with radiator, air vent and Upvc double glazed window to front. Built in wardrobe with hanging space and cupboard above.

Bedroom Two 10'8" max x 13'3" max (3.3 max x 4.05 max)



Double bedroom with radiator, cable point and Upvc double glazed window to front. Air vent and built in wardrobe with hanging space and cupboard above.

Bathroom 6'8" max x 7'2" max (2.05 max x 2.2 max)



Three piece suite comprising low flush w.c. sink with vanity and bath with glass shower screen and mains shower and waterfall shower. Radiator, shower walls and air vent. Laminate ceiling and Upvc obscure double glazed window to rear.

External



Lawn garden to front and patio garden to rear.

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.

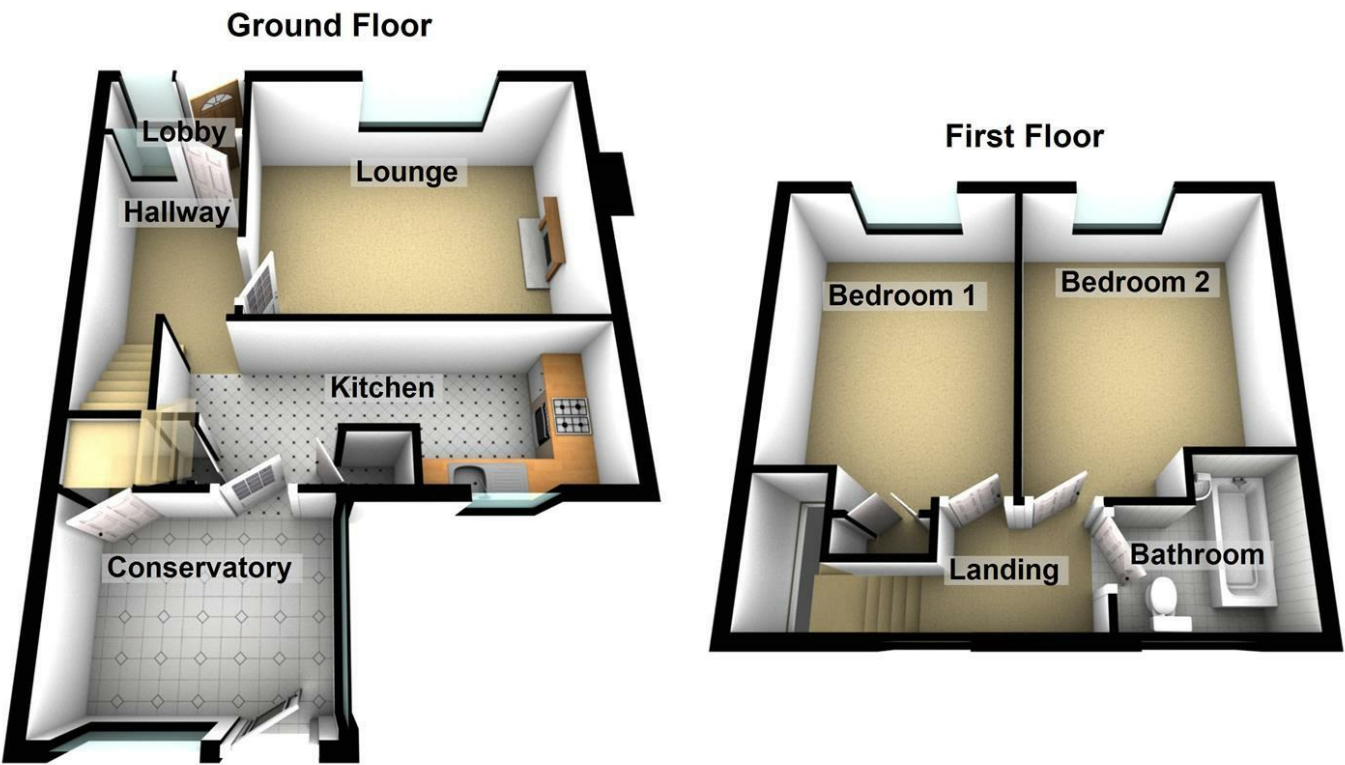
Boundaries & Ownerships

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.

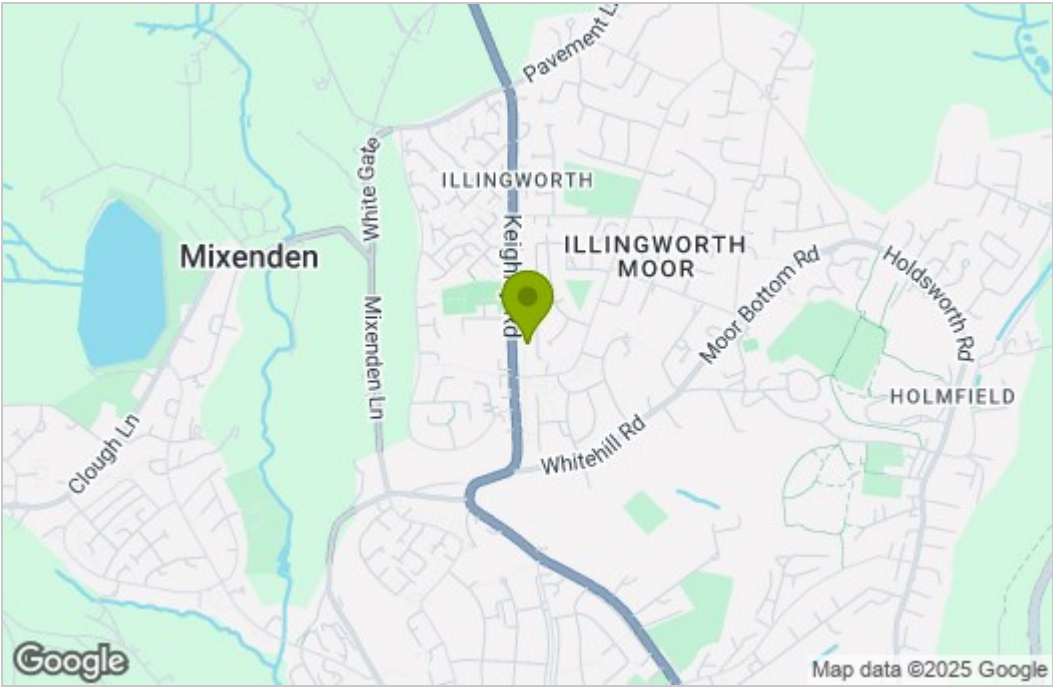
Mortgages

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.**

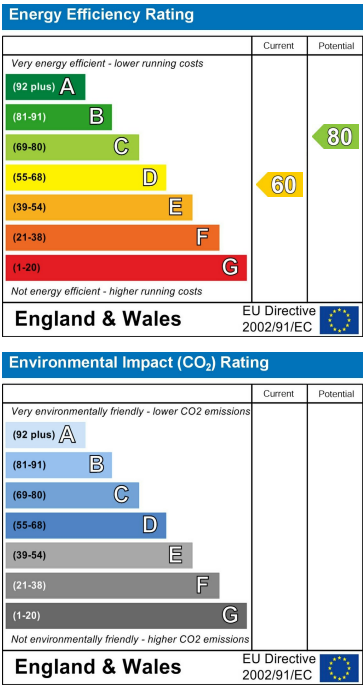
Floor Plan



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.