



10 Rake Bank, Halifax, HX2 8UA

£120,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built mid terrace in the popular area of Wheatley. Offering superb views the accommodation comprises; Entrance hallway, dining kitchen and cellar. To the first floor; lounge and bathroom. Landing and two bedrooms to the second floor. Garden to rear and off road parking space at the end of the row of terraces. 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 Hallway



Upvc obscure double glazed door to front. Laminate floor, spotlights and exposed beam to ceiling. Door to inner lobby and dining kitchen;

Dining Kitchen 11'7" x 15'3" (3.55 x 4.65)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for a fridge/freezer, display units, stainless steel sink and drainer, plumbing for washing machine and dishwasher. Space for a Range oven and 'Logic +' condensing combi boiler. Laminate floor, radiator and living flame gas fire with marble effect base and surround and wooden fireplace. Exposed beams to ceiling, spotlights and Upvc double glazed window to front.

Inner Lobby

Radiator, tiled floor and staircase access to first floor. Opening to cellar;

Cellar 4'11" x 14'7" (1.5 x 4.45)

Tiled floor, power and light.

First Floor

Lounge 14'5" max x 17'8" max (4.4 max x 5.4 max)



Laminate floor, two radiators and exposed beams to ceiling. Living flame gas fire with marble effect base, surround and fireplace. T.v. aerial lead, telephone point and Upvc double glazed window to front.

Cupboards housing the fusebox, electric meter and gas meter. Upvc door to rear garden, staircase access to second floor and door to bathroom;

Bathroom 4'5" x 10'2" (1.35 x 3.1)



Three piece suite comprising low flush w.c. pedestal wash basin and bath. Tiled floor, radiator and part tiled walls. Exposed beam to ceiling, spotlights and Upvc obscure double glazed window to front.

Second Floor

Landing



Radiator and laminate floor. Doors to bedrooms;

Bedroom One 10'2" max x 14'5" max (3.1 max x 4.4 max)



Double bedroom with laminate floor, radiator and two Upvc double glazed windows to front

Bedroom Two 6'10" max x 9'6" max (2.1 max x 2.9 max)



Single bedroom with radiator, laminate floor and Upvc double glazed window to rear. Loft hatch and overstairs storage cupboard.

External



Paveline frontage and patio and pebbled garden to rear.

Parking

Off road parking space at the end of the row of terraces. On street parking also available.

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

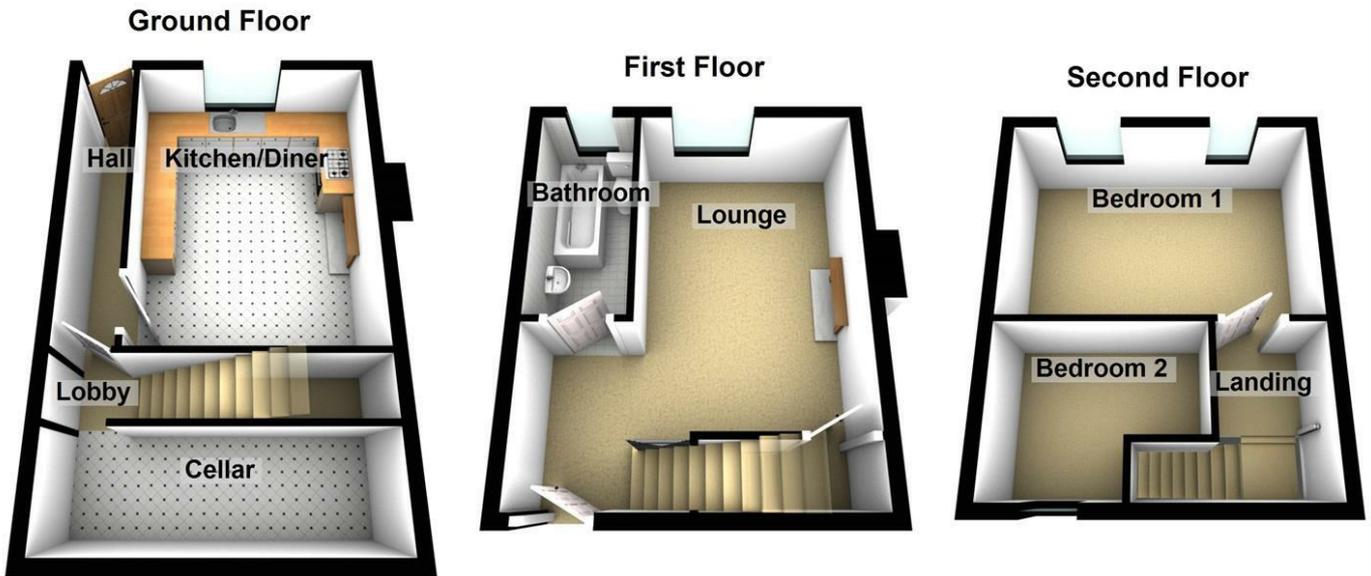
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

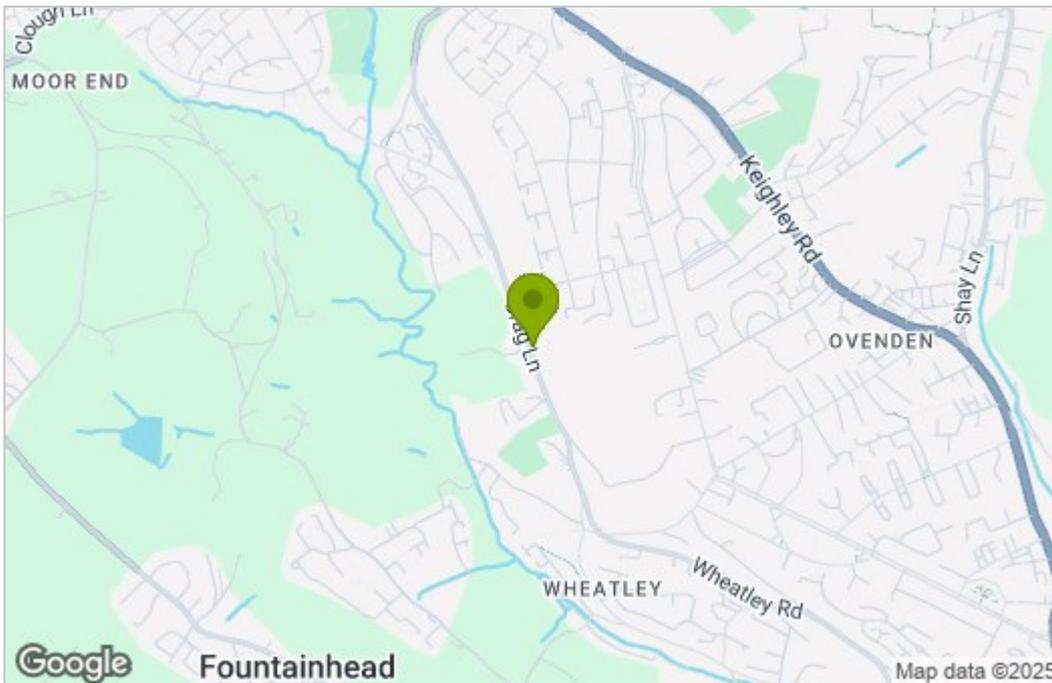
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers

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.**

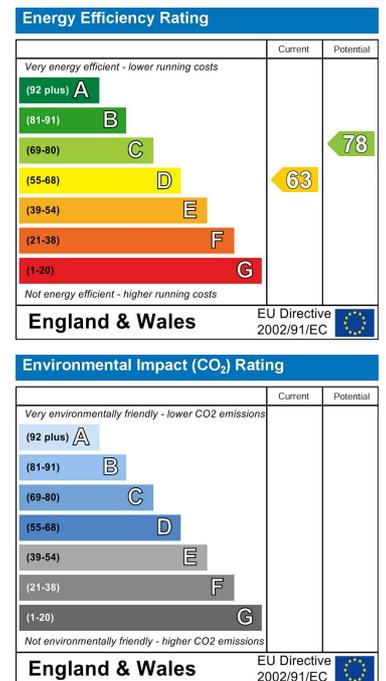
Floor Plan



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