



16 School Street, Halifax, HX4 8JB

Offers Over £275,000

Offered FOR SALE with NO CHAIN is this FOUR BEDROOM extended stone built property in the popular area of Greetland, Halifax. Accommodation comprises; Entrance hallway, lounge, open plan kitchen/dining/living, cloaks/w.c. and utility. To the first floor; landing, three bedrooms, master with en-suite shower room and bathroom. To the second floor; attic bedroom four. The property has a garden to the front and larger than average garden to rear. Plenty of off road parking to side. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite double glazed door to front. Laminate floor, understairs storage cupboard housing the fusebox, electric meter and gas meter. Staircase access to first floor and doors to utility, kitchen/dining/living and lounge;

Lounge 12'9" x 14'5" (3.9 x 4.4)



Radiator, laminate floor and coving to ceiling. Wall lights, remote controlled gas fire, telephone point and Upvc double glazed bow window to front.

Kitchen/Dining/Living 10'2" x 32'1" (3.1 x 9.8)



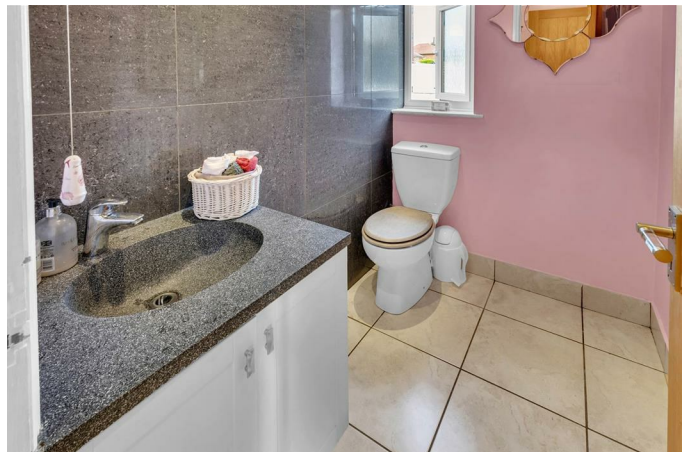
Wall and base units with solid wood worktop and tiled splashbacks. Induction hob with extractor hood and lights above, double electric oven and grill and plumbing for dishwasher. Stainless steel one and a half sink and drainer with hose tap, laminate floor and breakfast bar. Integrated fridge, two Upvc double glazed windows and French doors to rear. Three radiators, spotlights and t.v. aerial lead. Insert to chimney breast and stop tap. Plinth lighting and under cupboard lighting.

Utility 9'8" max x 9'10" max (2.95 max x 3 max)



Black gloss wall and base units with laminate worktop and splashback, stainless steel sink and drainer and plumbing for washing machine. Laminate floor, radiator, cat tunnel and Upvc double glazed window to front. 'Viessmann' condensing combi boiler (serviced May 2025), spotlights and loft hatch. Door to cloaks/w.c.;

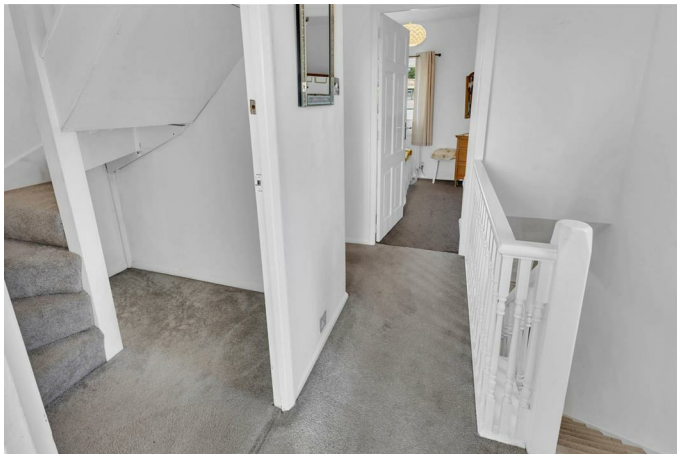
Cloaks/w.c. 4'7" x 6'4" (1.4 x 1.95)



Two piece suite comprising low flush w.c. and sink with vanity unit. Radiator, tiled floor and part tiled walls. Spotlights and Upvc obscure double glazed window to side.

First Floor

Landing



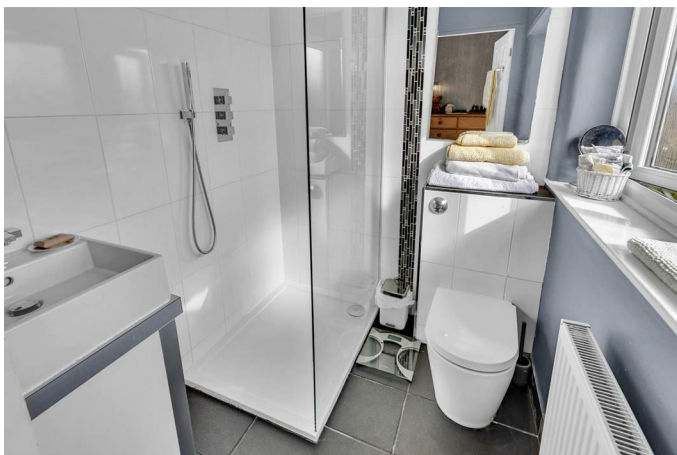
Radiator, Upvc double glazed window to side and door to staircase access to second floor. Doors to bathroom and bedrooms;

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



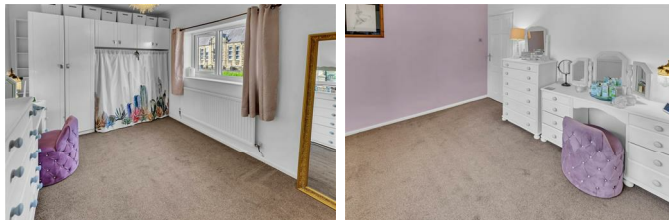
Double bedroom with radiator and Upvc double glazed window to rear. Wall lights and door to en-suite shower room;

En-Suite Shower Room 5'4" x 5'8" (1.65 x 1.75)



Three piece suite comprising low flush w.c. sink with waterfall and mixer shower and glass shower screen. Tiled floor, part tiled walls and radiator. Spotlights and Upvc obscure double glazed window to rear.

Bedroom Two 9'0" x 12'5" (2.75 x 3.8)



Double bedroom with radiator, Upvc double glazed window to rear, coving to ceiling and fitted wardrobes and cupboards.

Bedroom Three 9'0" max x 12'1" max (2.75 max x 3.7 max)



Double bedroom with radiator, Upvc double glazed window to front and bulk head seat.

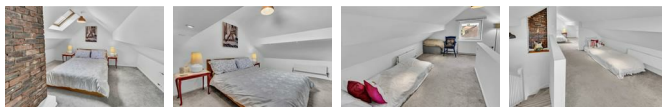
Bathroom 5'6" x 9'4" (1.7 x 2.85)



Four piece suite comprising low flush w.c. sink with vanity unit corner shower with electric 'Mira' shower and bath. Radiator, tiled floor, part tiled walls and spotlights. Upvc obscure double glazed window to rear.

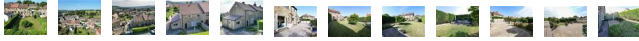
Second Floor

Attic Bedroom Four 14'7" x 24'7" (4.45 x 7.5)



Double bedroom with three radiators, exposed brickwork and undereaves storage with light. Upvc double glazed window to side and wooden double glazed velux window.

External



To the front is a garden with bushes and shrubbery and pebbled area. To the side is an outside tap, security light and plenty of off road parking. To the rear is a larger than average garden with two patio areas, decked area and lawn. Security light.

Parking

Plenty of off road parking

Tenure

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

Water

Water meter

Energy Rating

D

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.**

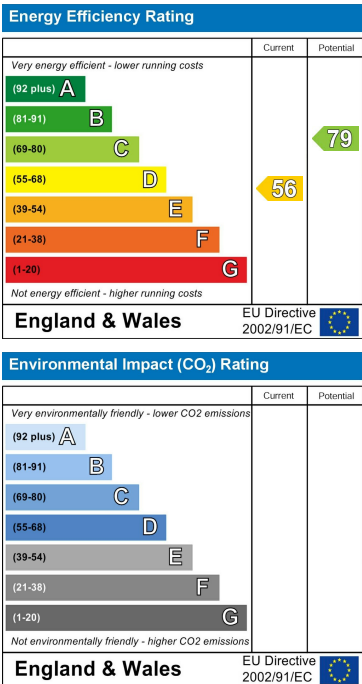
Floor Plan



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.