



1 Sunnyside, Halifax, HX4 9JW

£199,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property in Sowood, Halifax. Accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. Driveway providing off road parking. The property benefits from Upvc double glazing and gas central heating (Boiler installed 2024 and serviced Aug 2025). New fusebox and electrics tested August 2025. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Composite obscure double glazed door to front, telephone point and staircase access to first floor. Door to lounge;

Lounge 11'9" max x 13'5" max (3.6 max x 4.1 max)



Radiator, Upvc double glazed window to front, dado rail and coving to ceiling. Standalone electric fire with decorative fireplace, t.v. point and door to kitchen/diner;

Kitchen/Diner 7'2" x 14'9" (2.2 x 4.5)



Having a range of wall and base units with granite worktop and tiled splashbacks. Belfast sink, 'Rangemaster' gas and electric stove with splashback with splashback and extractor hood above. Mobile room stat, display units, t.v. point and radiator. Spotlights, dado rail, stop tap, two Upvc double glazed windows to rear. Double glazed obscure composite door to rear and electric meter. Understairs storage housing the 'Vaillant' condensing combi boiler, fusebox and having plumbing for the washing machine. Upvc obscure double glazed window to side.

First Floor

Landing

Loft hatch and Upvc double glazed window to side. Doors to bathroom and bedrooms;

Bedroom One 11'1" max x 14'9" max (3.4 max x 4.5 max)



Double bedroom with radiator, air vent, t.v. point and Upvc double glazed window to front. Bedroom has recently been re-plastered.

Bedroom Two 8'0" x 9'10" (2.45 x 3)



Double bedroom with radiator, dado rail and ceiling rose. Upvc double glazed window to rear.

Bathroom 6'10" x 7'0" (2.1 x 2.15)



Four piece suite comprising low flush w.c. pedestal wash basin, bath with mixer shower and corner shower cubicle with electric 'Triton' shower. Radiator, floor boards, tiled walls and wood paneled ceiling. Spotlights, wall light, extractor fan, electric shaver point and Upvc obscure double glazed window to rear.

External



Lawn garden to front. Lawn and gas meter to side. Patio and lawn to rear with outside socket.

Parking

Driveway provides off road parking for one car. Further on street parking.

Tenure

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

Energy Rating

D

Council Tax Band

B

Water

Water Rates

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.

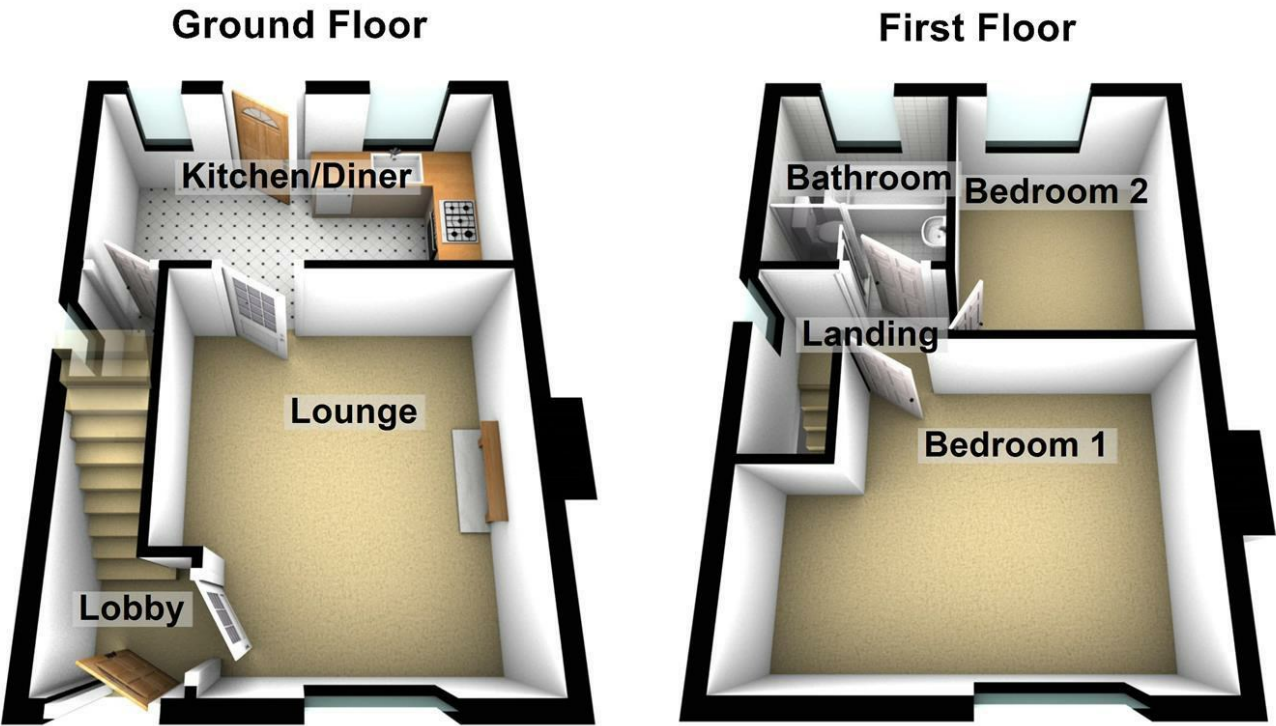
Boundaries & Ownerships

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.

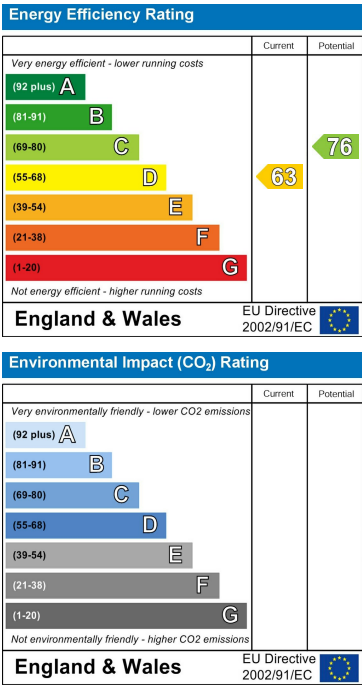
Floor Plan



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.