



91 Bradley View, Halifax, HX4 9EA

Offers In The Region Of £237,000

Offered FOR SALE is this TWO bedroom semi-detached property situated in a corner position on a cul-de-sac in the popular area of Holywell Green. Accommodation comprises; Entrance hallway, cloaks/w.c. spacious lounge and dining kitchen. To the first floor; landing, two double bedrooms, master with en-suite wet room and bathroom. Gardens to front, side and rear. Off road parking and Garage. The property benefits from double glazing, security alarm system and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Offered FOR SALE with a tenant in situ (paying £700pcm) or with vacant possession. Viewing essential.

Ground Floor

Entrance Hallway



Wooden double glazed door to front, understairs storage and radiator. Coving to ceiling, staircase access to first floor and doors to lounge, kitchen and cloaks/w.c.;

Cloaks/w.c.



Two piece suite comprising low flush w.c. and sink with tiled splashback. Laminate floor, radiator and wooden obscure double glazed window to front.

Lounge



Radiator, coving to ceiling and Upvc double glazed french doors to rear. T.v. aerial leads, t.v. point and telephone point. Living flame gas fire with marble effect surround and decorative fireplace.

Dining Kitchen



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, electric cooker point with extractor hood above, plumbing for washing machine and dishwasher. Stainless steel sink and drainer, boiler,

spotlights and tiled floor. Radiator, coving to ceiling and wooden double glazed window to front.

First Floor

Landing



Loft hatch, overstairs storage and doors to bathroom and bedrooms;

Bedroom One



Double bedroom with two radiators and two wooden double glazed windows to rear. T.v. aerial lead fitted wardrobes, drawers, cupboards and bedside cabinets. Door to en-suite shower room;

En-suite Wet Room

Suite comprising low flush w.c. floating sink and shower with electric 'Mira' shower. Tiled floor and walls, spotlights and extractor fan. Chrome heated towel radiator.

Bedroom Two



Double bedroom with telephone point, radiator and wooden double glazed window to front.

Bathroom



Three piece suite comprising low flush w.c. sink with vanity unit and bath with shower screen and mains shower over. Wall light, electric shaver point and part tiled walls. Radiator, extractor fan and wooden obscure double glazed window to front.

External



Small garden to front. Path and steps to front door. External light and outside tap. Driveway and decked area to side. Decked and pebbled area to rear.

Garage

Detached garage with up and over door. Security lights.

Parking

Driveway provides off road parking.

Tenure

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

Energy Rating

C

Council Tax Band

C

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.

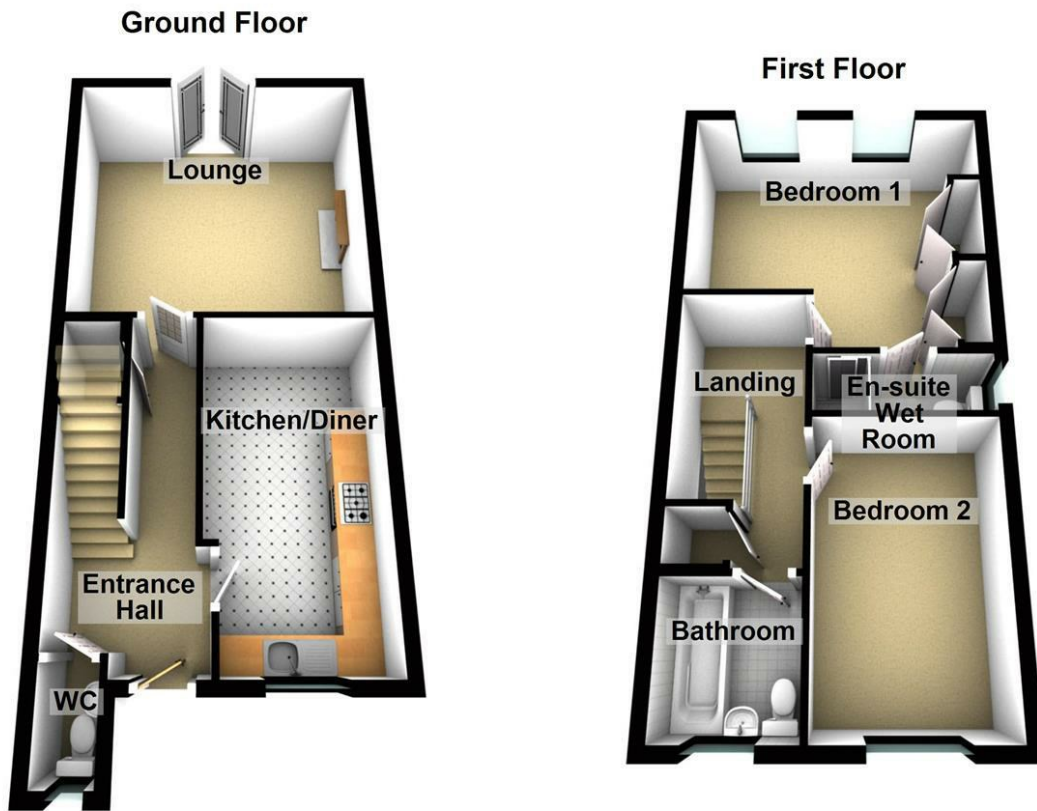
Boundaries & Ownerships

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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