



33 Ashgrove Avenue, Halifax, HX3 9BD

**£95,000**

Offered FOR SALE is this stone built TWO bed mid terrace in the popular area of Siddal, Halifax. Accommodation comprises; Lounge, dining kitchen, landing, two bedrooms and bathroom. Garden to front and 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

### Lounge 14'5" max x 19'6" max (4.4 max x 5.95 max)



Upvc obscure double glazed door with panel above and two Upvc double glazed windows to front. Two radiators, inset to chimney breast with decorative fireplace, fusebox and spotlights. Doors to staircase access to first floor and lower ground floor;

## Lower Ground Floor

### Dining Kitchen 13'5" x 14'1" (4.1 x 4.3)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Laminate floor, spotlights, extractor fan and Upvc double glazed window to front. Electric oven, gas hob and extractor hood above. Space for under counter fridge and freezer, plumbing for washing machine and stainless steel sink and drainer. Combi boiler.

## First Floor

### Landing



Radiator. mobile room stat and doors to bathroom and bedrooms;

## Bedroom One 9'6" x 11'1" (2.9 x 3.4)



Double bedroom with laminate floor, Upvc double glazed window to front and t.v. point.

## Bedroom Two 8'0" x 8'6" (2.45 x 2.6)



Single bedroom with Upvc double glazed window to front.

## Bathroom 4'7" x 8'2" (1.4 x 2.5)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and folding glass shower screen. Tiled walls, tiled floor and chrome heated towel radiator.

## External



Enclosed garden to front

## Parking

On street parking

## Tenure

`We have been advised by the vendor that the property is leasehold. Monthly service charge of £50 as it forms part of the mill conversion.

## Energy Rating

C

## 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

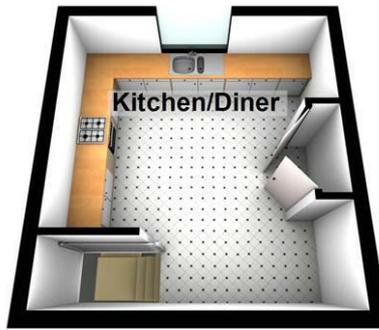
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## 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

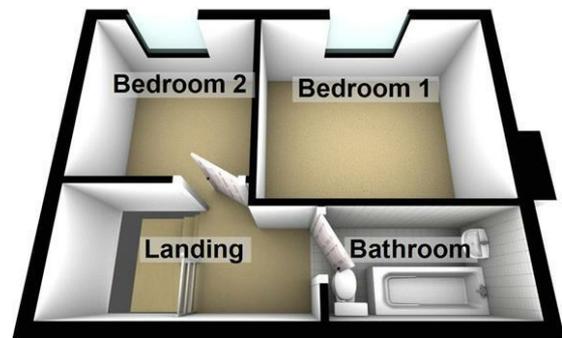
Lower Ground Floor



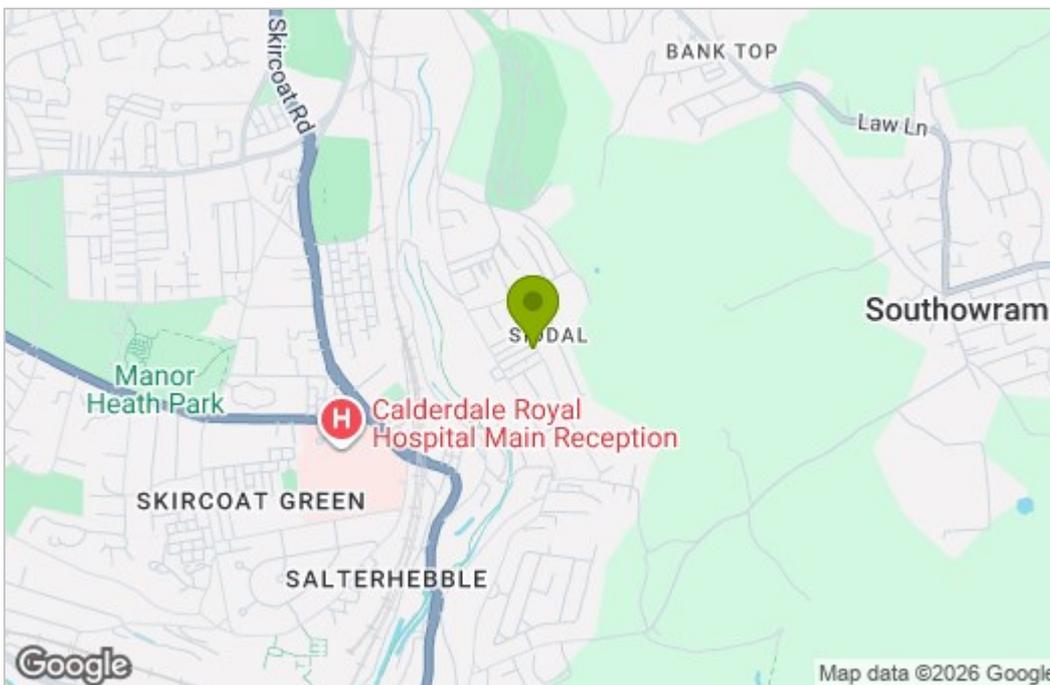
Ground Floor



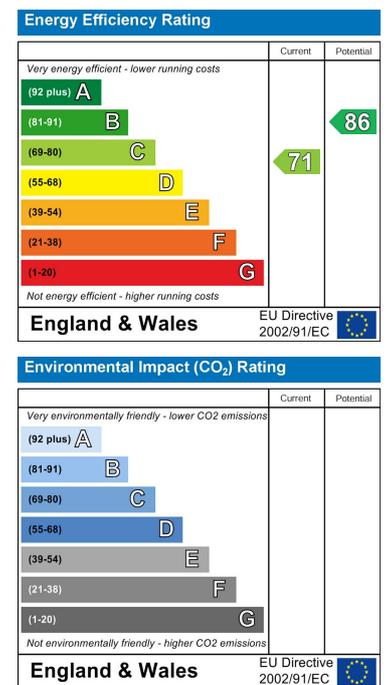
First Floor



## 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.