



11 George Street, Halifax, HX4 8DH

Offers Over £125,000

Offered FOR SALE with NO CHAIN is this stone built enclosed mid terrace in the popular area of West Vale. Accommodation comprises; Ground floor; lounge. Lower Ground floor; Dining Kitchen. First Floor; Landing, double bedroom and bathroom. Second floor; attic double bedroom. Paveline frontage and on street parking. The property benefits from Upvc double glazing, gas central heating and security alarm system (not tested). Close to the amenities of West Vale, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 13'9" x 15'3" (4.2 x 4.65)



Upvc door with Upvc obscure double glazed panel above and Upvc double glazed window to front. Radiator, t.v. point and telephone point. Laminate floor, inset to chimney breast, alarm control panel and t.v. aerial lead. Doors to staircase access to first floor and lower ground floor;

Lower Ground Floor

Dining Kitchen 13'5" x 15'1" (4.1 x 4.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, four ring gas hob and extractor hood above. Plumbing for washing machine, stainless steel sink and drainer and integrated fridge and freezer. Radiator, spotlights and Upvc obscure double glazed window to front. Inset to chimney breast and understairs storage with shelving. Storage cupboard housing the gas meter, electric meter and fusebox.

First Floor

Landing

Opening to staircase access to second floor and doors to bathroom and bedroom;

Bedroom One 10'0" x 10'9" (3.05 x 3.3)



Double bedroom with radiator and Upvc double glazed window to front. Fitted wardrobes and cupboards with hanging rail and 'Alpha' condensing combi boiler

Bathroom 5'1" x 8'8" (1.55 x 2.65)



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mixer shower. Part tiled walls, radiator and Upvc obscure double glazed window to front. Spotlights.

Second Floor

Attic Bedroom Two 13'1", 213'3" x 16'8" (4.65 x 5.1)



Double bedroom with radiator, beams to ceiling and double glazed velux window. Air vent.

External



Paveline frontage

Parking

On street parking

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.

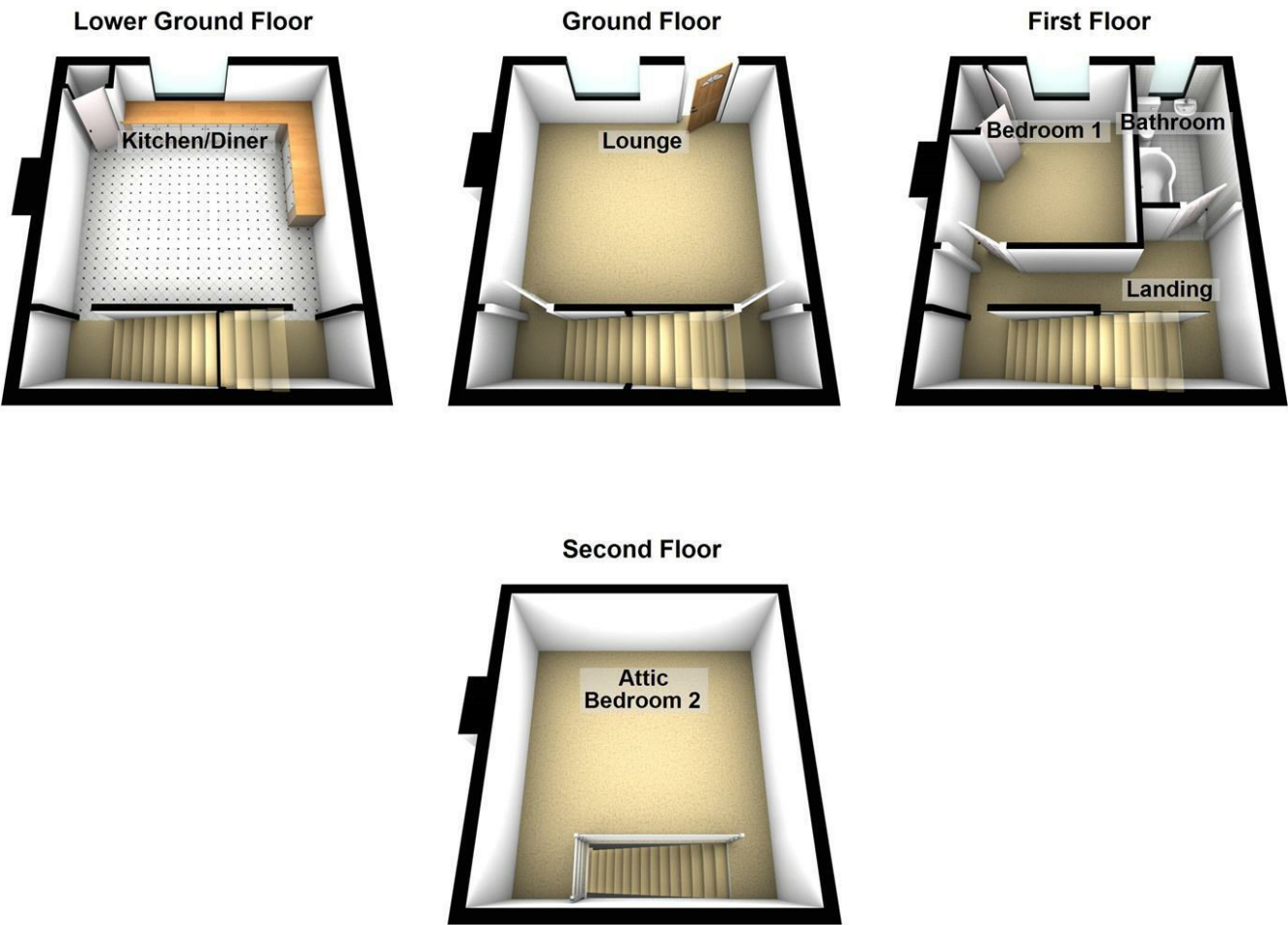
Boundaries & Ownerships

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.

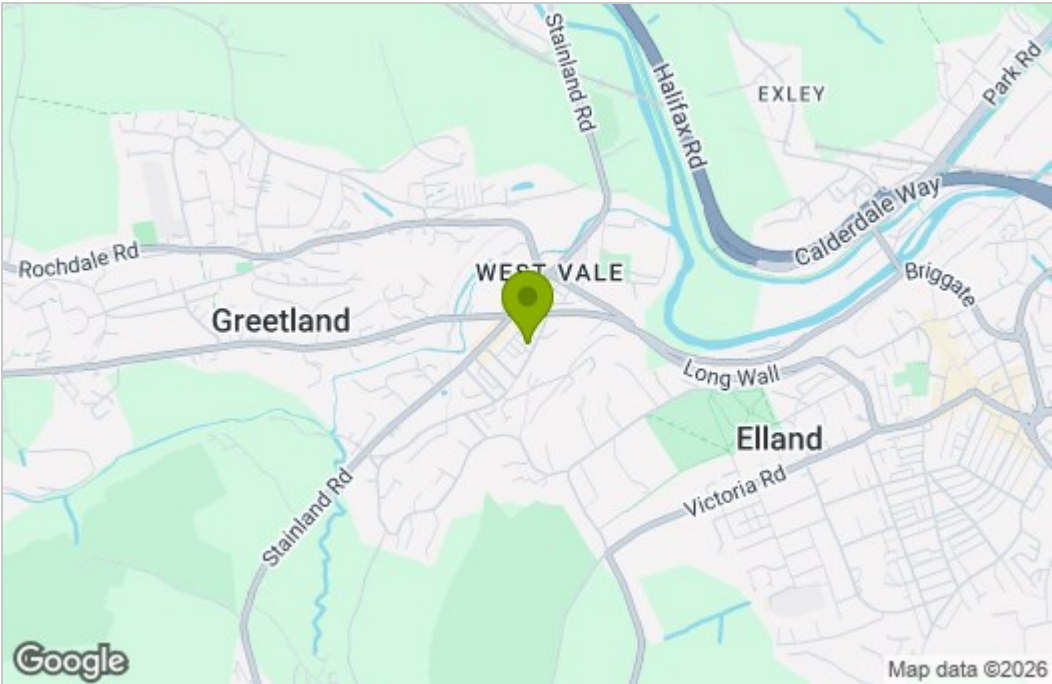
Mortgages

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.

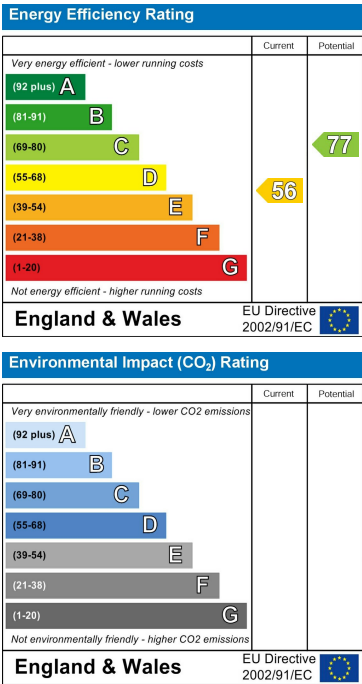
Floor Plan



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