



93 Highroad Well Lane, Halifax, HX2 0LT

**£160,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom brick built end terrace in the popular Highroad Well area of Halifax. Accommodation comprises; Entrance lobby, lounge and kitchen. To the first floor; landing, two bedrooms and shower room. Gardens front and rear and driveway to side. Garden room. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Radiator, laminate floor and spotlights. Staircase access to first floor and door to lounge;

### Lounge 11'9" max x 13'11" max (3.6 max x 4.25 max)



Laminate floor, radiator and Upvc double glazed window to front. Coving to ceiling and cast iron dual fuel stove with stone base and surround. Door to kitchen;

### Kitchen 6'6" x 14'9" (2 x 4.5)



Upvc obscure double glazed door to side and two Upvc double glazed windows to rear. Tiled floor, radiator and breakfast bar. Red gloss base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, dishwasher and stainless steel sink and drainer. Gas cooker point and space for fridge/freezer. 'Intergas' combi boiler and mobile room stat. Pantry housing the fusebox and electric meter. Shelving and single glazed obscure window to side,

## First Floor

## Landing



Radiator, Upvc obscure double glazed window to side, spotlights and loft hatch. Doors to shower room and bedrooms;

### Bedroom One 10'9" x 12'1" (3.3 x 3.7)



Double bedroom with feature fireplace, fitted cupboard to one alcove and fitted wardrobe to the other alcove. Radiator, Upvc double glazed window to front and dado rail. Overstairs storage.

### Bedroom Two 8'6" x 9'10" (2.6 x 3)



Double bedroom with radiator, t.v. point and Upvc double glazed window to rear

### Shower Room 6'0" x 6'8" (1.85 x 2.05)



Three piece suite comprising low flush w.c. sink

with vanity unit and corner shower cubicle with mains shower and mains waterfall shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to rear. Spotlights and extractor fan.

### External



To the front is a garden with bushes and shrubbery. Driveway to side with outside store under the stairs and security light. To the rear is a patio and lawn garden with bushes and shrubbery. Security light and gas meter.

### Garden Room 6'10" x 15'10" (2.1 x 4.85)



Laminate floor, spotlights and electric panel heater. Upvc double glazed windows and doors to side. One door leads to the decked balcony.

### Parking

Driveway provides off road parking

### 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.

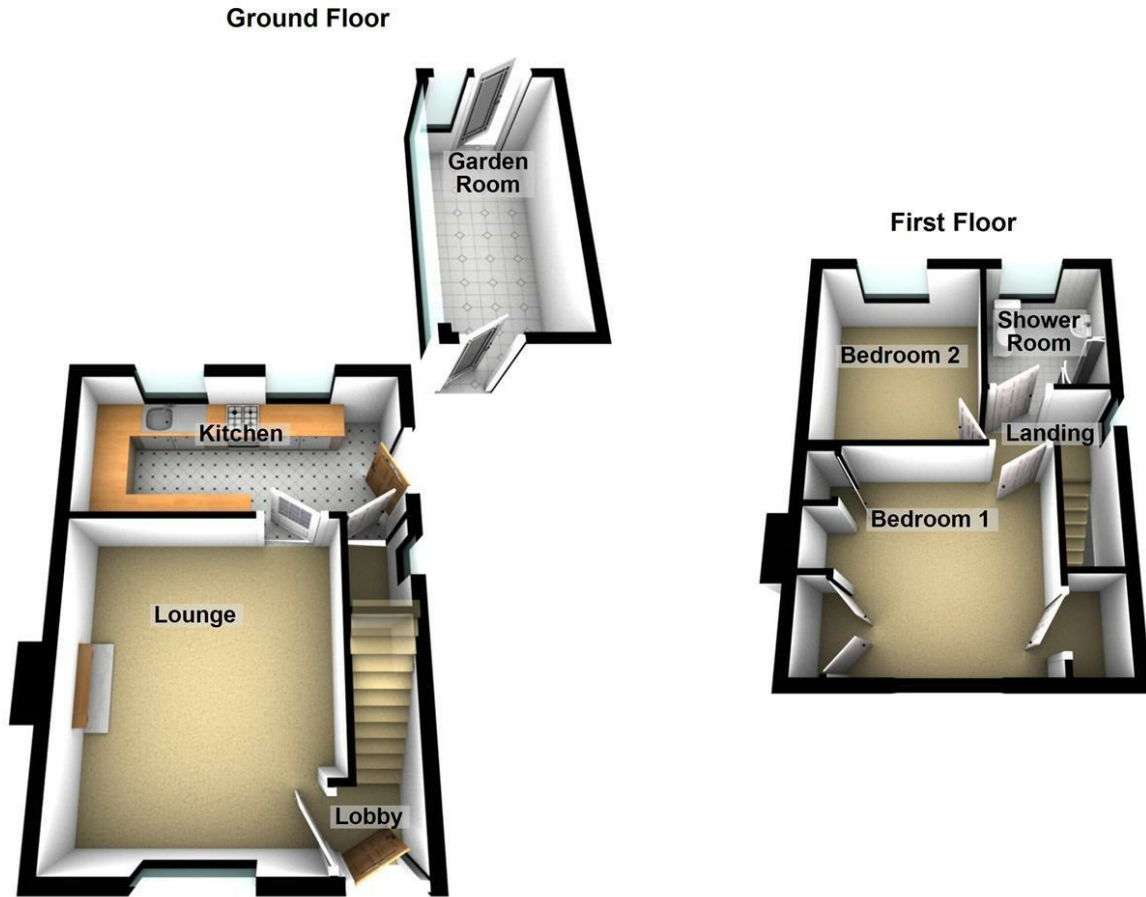
### Boundaries & Ownerships

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.

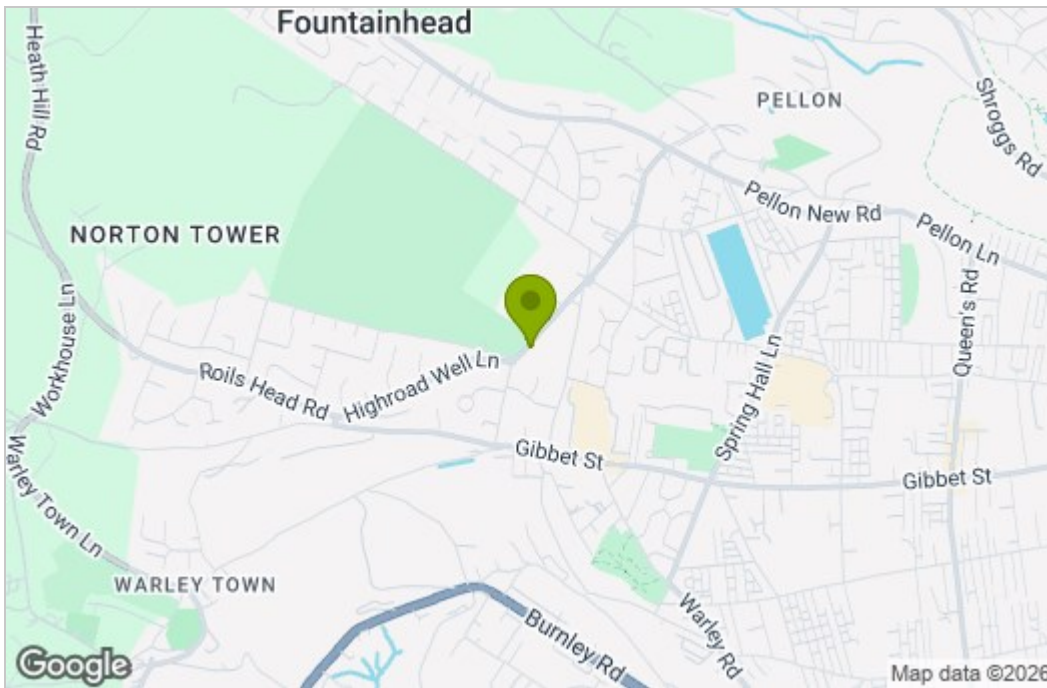
### Mortgages

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.

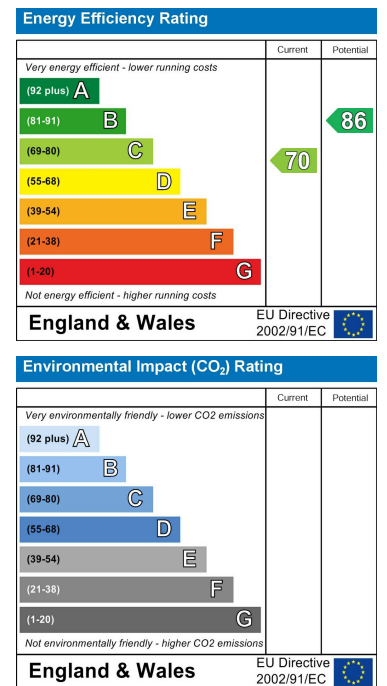
# Floor Plan



# Area Map



# Energy Efficiency Graph



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