



5 Thornfield Street, Halifax, HX4 8JR

**£120,000**

Offered FOR SALE with NO CHAIN is this ONE bedroom stone built mid terrace in the popular area of Greetland, Halifax. Accommodation comprises; Ground floor; entrance lobby and lounge. Lower Ground Floor; Dining Kitchen. First Floor; Landing, double bedroom 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. Ideal first time buy. Viewing essential.

## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door with Upvc double glazed window above to front. Wall light, radiator and staircase access to first floor. Door to lounge;

### Lounge 14'5" max x 14'9" max (4.4 max x 4.5 max)



Upvc double glazed window to front, telephone point and t.v. aerial lead. Radiator, living flame gas fire with decorative fireplace. Mobile room stat and door to staircase access to lower ground floor;

### Lower Ground Floor

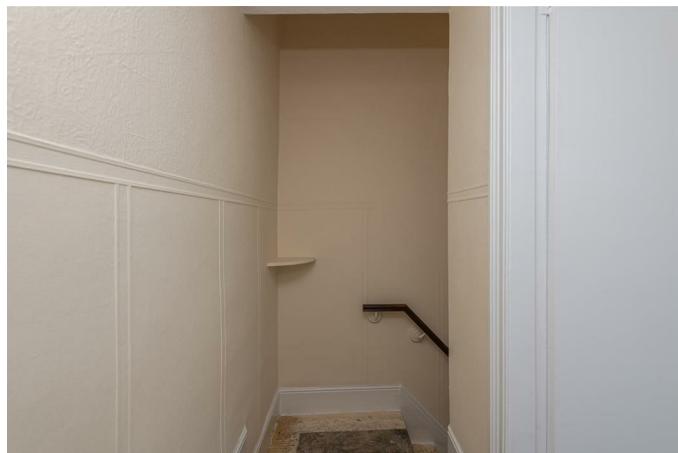
#### Dining Kitchen 14'5" x 16'10" (4.4 x 5.15)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric oven, four ring gas hob and extractor hood above. Part wood paneled walls, part tiled floor and radiator. Built in seating area, decorative brick chimney breast and Upvc double glazed window to front. 'Ideal' condensing combi boiler and gas meter.

### First Floor

#### Landing



Doors to bathroom and bedroom;

#### Bedroom One 10'2" x 14'9" (3.1 x 4.5)



Double bedroom with radiator, Upvc double glazed window to front and built in wardrobes.

### Bathroom 6'10" x 11'5" (2.1 x 3.5)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and electric shower. Part wood paneled walls, part tiled walls and storage cupboards. Chrome heated towel radiator and Upvc obscure double glazed window to front.

### External



Patio garden to front where you can sit and enjoy the far reaching views.

### 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

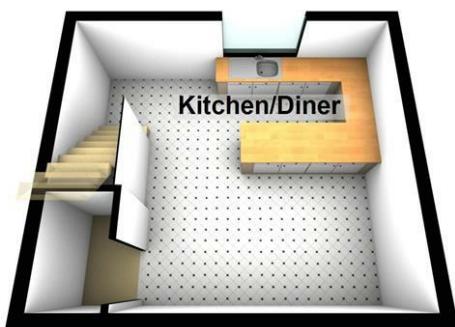
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

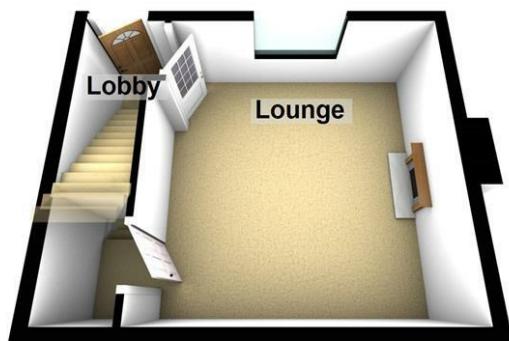
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Floor Plan

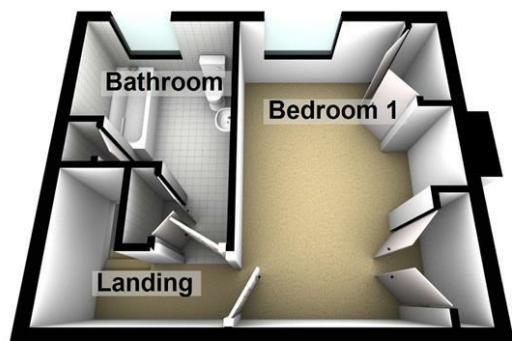
### Lower Ground Floor



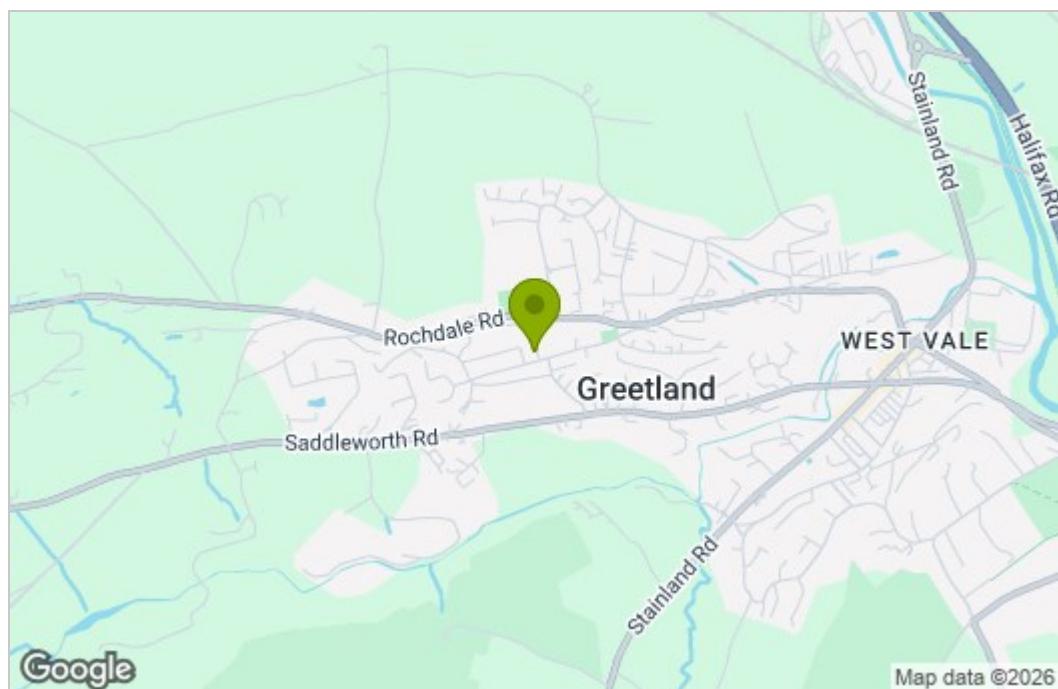
### Ground Floor



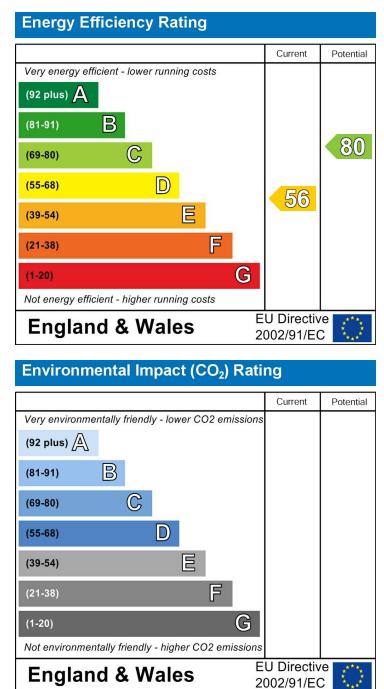
### First Floor



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