



38 Sunnybank Crescent, Halifax, HX4 8ND

£185,500

Offered FOR SALE with NO CHAIN is this THREE bedroom mid terrace in the popular area of Greetland, Halifax. Accommodation comprises; Entrance lobby, lounge, dining kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and outside store. 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

Entrance Lobby

Upvc obscure double glazed door and window above to front. Staircase access to first floor, laminate floor and door to lounge;

Lounge 12'9" max x 11'11" max exc. bay (3.9 max x 3.65 max exc. bay)



Radiator, Upvc double glazed half bay window to front, t.v. aerial lead and telephone point. Coving to ceiling, cornice to ceiling and electric fire with decorative fireplace. Mobile room stat and built in display cabinet. Sliding doors to dining kitchen;

Dining Kitchen 8'10" x 15'8" (2.7 x 4.8)



Having a range of wall and base units with laminate worktop and tiled splashback. Ceramic one and a half sink and drainer, electric cooker point, space for fridge and plumbing for dishwasher. Electric meter, fusebox, spotlights and wood paneled ceiling. Coving to ceiling, ceiling rose, part laminate floor and decorative fireplace. Radiator, Upvc double glazed window and Upvc obscure double glazed door and window to rear. 'MAIN' condensing combi boiler.

First Floor

Landing



Loft hatch with drop down ladder (part boarded). Grab rail and doors to bathroom and bedrooms;

Bedroom One 10'0" x 10'11" (3.05 x 3.35)



Double bedroom with radiator, wall light and built in cupboards to each alcove. Upvc double glazed window to front.

Bedroom Two 8'10" x 10'0" (2.7 x 3.05)



Double bedroom with radiator, air vent and t.v. aerial lead. Built in drawers and wardrobe and Upvc double glazed window to rear.

Bedroom Three 5'6" x 7'2" (1.7 x 2.2)



Single bedroom with shelf, built in wardrobes and Upvc double glazed window to front.

Bathroom 5'6" x 6'8" (1.7 x 2.05)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower. Tiled

floor, part tiled walls, radiator and grab rail. Air vent and Upvc obscure double glazed window to rear.

External



To the front is a lawn with soil borders having various bushes and shrubbery. To the rear is a lawn, raised border and shed. Gas meter. Outhouse with power and light, tiled floor, plumbing for washing machine and Upvc obscure double glazed door and window.

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.

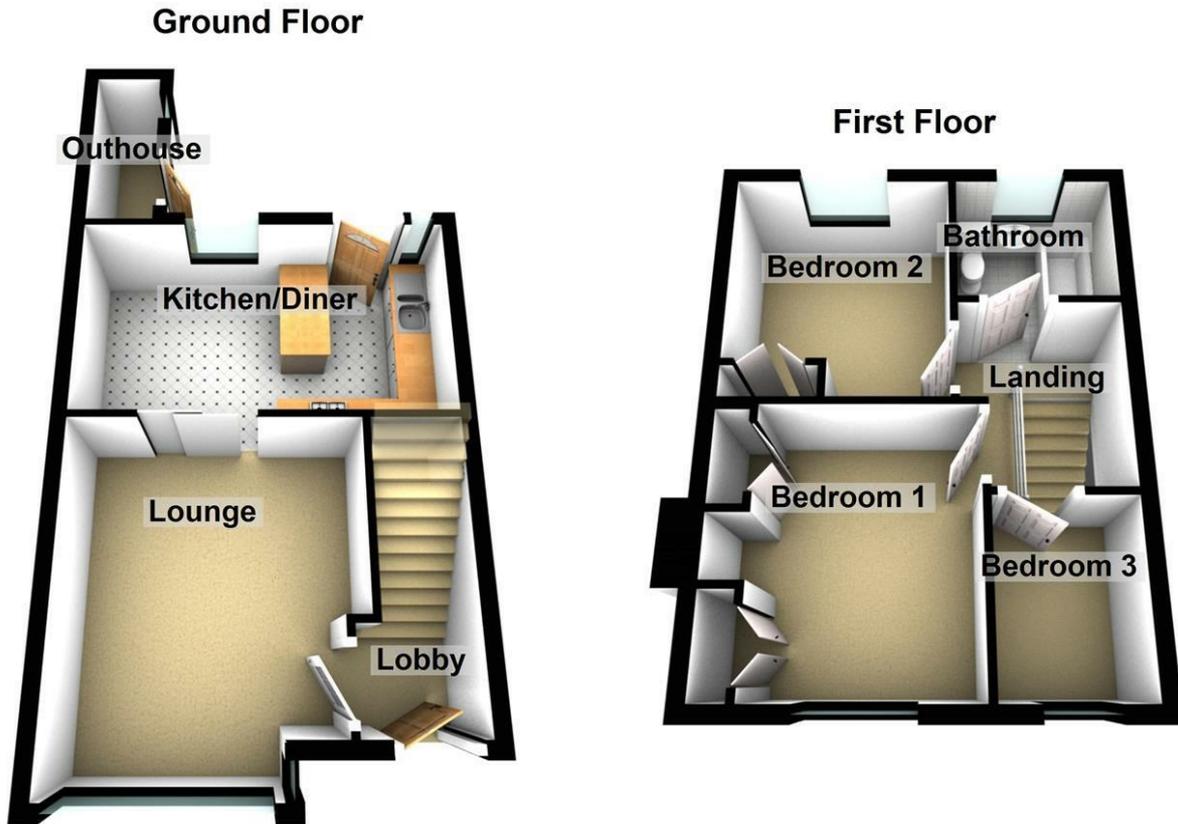
Boundaries & Ownerships

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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	

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.