



312 Saddleworth Road, Halifax, HX4 8NF

**£350,000**

Offered FOR SALE is this THREE bedroom stone built SEMI-DETACHED in the popular area of Greetland, Halifax. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and driveway providing off road parking. The property has the benefit of Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and window to front, radiator and telephone point. Understairs storage housing the fusebox, gas and electric meter. Room stat, oak floor and coving to ceiling. Staircase access to first floor, opening to dining kitchen and door to lounge;

### Lounge 11'7" x 12'11" exc. bay (3.55 x 3.95 exc. bay)



Upvc double glazed bay window to front, radiator and usb socket. Coving to ceiling, gas fire (not used or tested) and decorative fireplace. Wall lights and t.v. point.

### Dining Kitchen 10'5" x 19'0" (3.2 x 5.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, 'Bosch' electric oven, gas hob and extractor hood above. Fridge/freezer, dishwasher and washing machine. Radiator, wooden double glazed doors and windows above and Upvc double glazed window to rear. Wooden obscure double glazed door and window above to side, storage cupboard to one alcove, cast iron stove (fire not tested) and decorative fireplace. Chimney clear but no liner. Spotlights, oak floor, t.v. point and stop tap. Understairs storage with wooden double glazed window to side.

## First Floor

## Landing



Upvc double glazed window to side. Loft hatch with drop down ladder (loft part boarded). Doors to bathroom and bedrooms;

### Bedroom One 12'1" x 11'11" (3.7 x 3.65)



Double bedroom with radiator, t.v. point and coving to ceiling. Upvc double glazed window to front.

### Bedroom Two 10'5" x 12'1" (3.2 x 3.7)



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

### Bedroom Three 6'10" x 7'2" (2.1 x 2.2)



Single bedroom with radiator, t.v. point and Upvc double glazed window to front.

### Bathroom 6'10" x 7'8" (2.1 x 2.35)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p'shaped bath with glass shower screen and mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Upvc obscure double glazed window to rear, spotlights and upvc ceiling. Storage cupboard housing the 'Ideal' condensing combi boiler.

### External



Lawn garden to front. Driveway providing off road parking. External light to side. Artificial lawn, lawn, security light and wooden garden storage to rear.

### Parking

Driveway provides off road parking

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

D

### Council Tax Band

D

### 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.

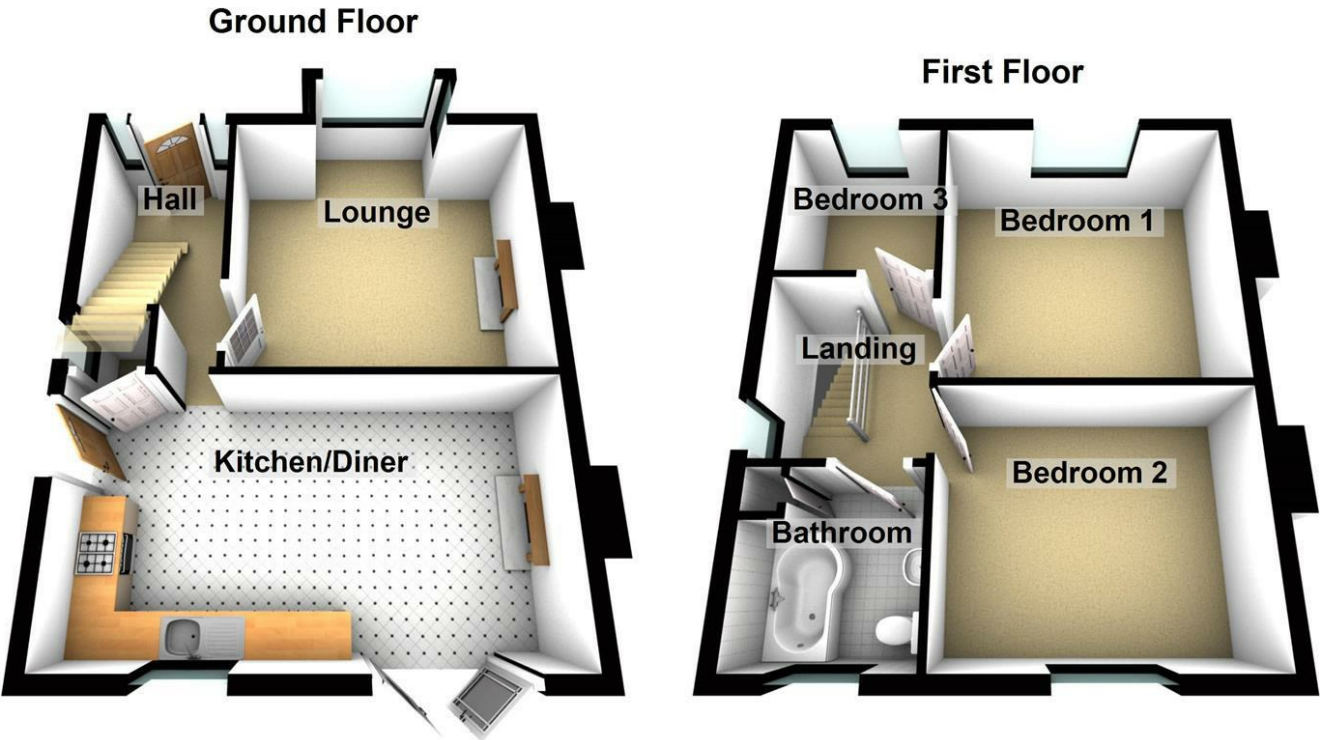
### Boundaries & Ownerships

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.**

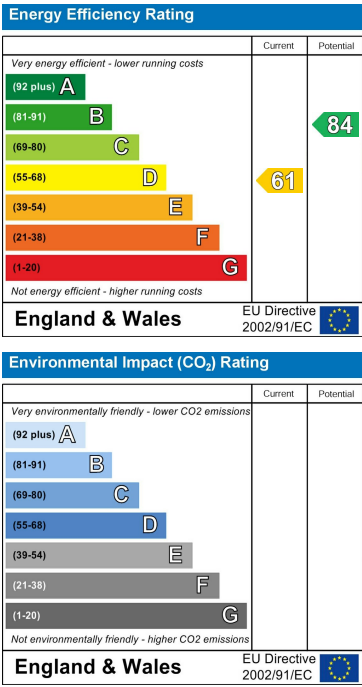
Floor Plan



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.