



18 Belvoir Gardens, Halifax, HX3 0NF

Offers Over £350,000

Offered FOR SALE with NO CHAIN is this substantial FOUR bedroom stone built mid terrace tucked away and overlooking the Bowling Green. Just a short walk away to the amenities of Skircoat Green, the green spaces of Manor Heath park and the moor this property is an ideal family home. Accommodation comprises; Entrance hallway, lounge, dining room, kitchen and conservatory. To the lower ground floor, three cellar rooms and shower room. To the first floor; landing, two double bedrooms, single bedroom and shower room. To the second floor is an attic double bedroom and en-suite shower room. Gardens front and rear. Parking space to rear and further on street permit parking. Also close to the hospital and to Halifax town centre so it really is an ideal spot. Close to transport links and access to the M62 motorway network. The property benefits from majority Upvc double glazing and gas central heating. Viewing essential.

Ground Floor

Entrance Hallway



Staircase access to first floor, deep skirting boards, dado rail and cornice to ceiling. Radiator, built in shelving, cupboard and spotlights. Solid European oak floor and wooden door with cat flap and obscure single glazed panel above to front. Doors to staircase access to lower ground floor, kitchen and lounge;

Lounge



Solid European oak floor, radiator and cornice to ceiling. Upvc double glazed bay window with stained glass openers to front. Built in shelving, living flame gas fire (condemned) with marble effect surround, mobile room stat and telephone point. Doors to dining room;

Dining Room



Cornice to ceiling, ceiling rose and spotlights. Built in shelving, wall lights and radiator. Solid European oak floor, doors to conservatory and opening to kitchen;

Kitchen



Having a range of wall and base units with granite worktop and granite and tiled splashbacks. Gas cooker point for a Range oven, stainless steel splashback and 'Smeg' extractor hood above. Inset 'Franke' stainless steel sink and drainer, 'Bosch' slimline dishwasher and fridge. Spotlights, Upvc double glazed window to rear and wooden single glazed obscure door with wooden double glazed panel above to rear.

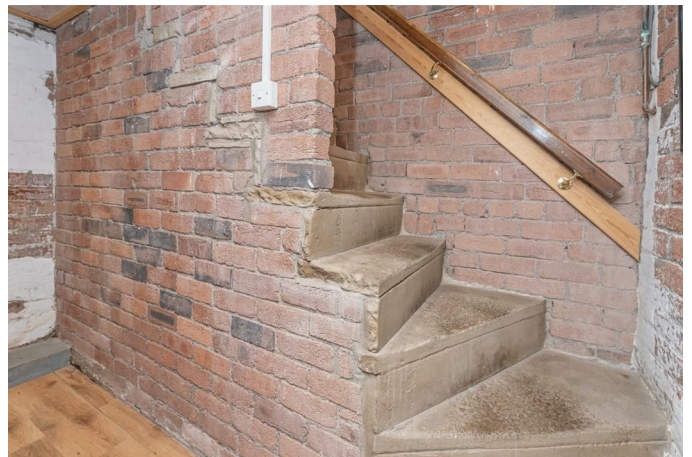
Conservatory



Upvc double glazed windows to three sides and laminate floor.

Lower Ground Floor

Inner Hallway



Doors to shower room, cellar room three and cellar room one;

Cellar Room One



Upvc double glazed window to front. Belfast sink, part tiled wall, plumbing for washing machine and built in shelving. Radiator, laminate floor, electric meter and fusebox. Storage cupboard housing the gas meter and 'Viessmann' combi boiler. Doors to cellar room two;

Cellar Room Two



Laminate floor, radiator and sky light. Air vents.

Cellar Room Three



Stop tap.

Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and double shower cubicle with electric 'mira' shower and grab rail. Tiled floor, radiator and fully tiled walls. Extractor fan, spotlights and wood paneled ceiling.

First Floor

i

Landing

Dado rail, coving to ceiling and electric panel heater. Staircase access to second floor and doors to shower room and bedrooms;

Bedroom One



Double bedroom with radiator, Upvc triple glazed window to front, wall lights and coving to ceiling. Built in wardrobes, cupboards and dresser.

Bedroom Two



Double bedroom with radiator, Upvc double triple window to rear and coving to ceiling. Built in wardrobes and cupboards.

Bedroom Three



Single bedroom with radiator, coving to ceiling and Upvc triple glazed window to front.

Shower Room



Four piece suite comprising low flush w.c. sink with vanity unit bidet and walk in shower with mains shower and waterfall shower and grab rails. Laminate floor, spotlights and Upvc obscure triple glazed window to rear. Part shower walls, part tiled walls and radiator.

Second Floor

Landing

Loft hatch and door to attic bedroom four;

Attic Bedroom Four



Double bedroom with laminate floor, electric panel heater and exposed brick chimney breast. Single glazed velux window, double glazed velux window, fitted wardrobes, drawers and shelving.

En-suite Shower Room



Three piece suite comprising low flush macerator w.c. sink with vanity unit and corner shower cubicle with mains shower. Tiled floor, tiled wall, spotlights and chrome heated towel radiator.

External



To the front is a lawn and patio garden overlooking the bowling green. External lights. To the rear is a block paved parking space and patio. Access and use of shared garden to rear

Parking

Block paved parking space to rear. Further on street permit parking available.

Tenure

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

Energy Rating

TBC

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.**

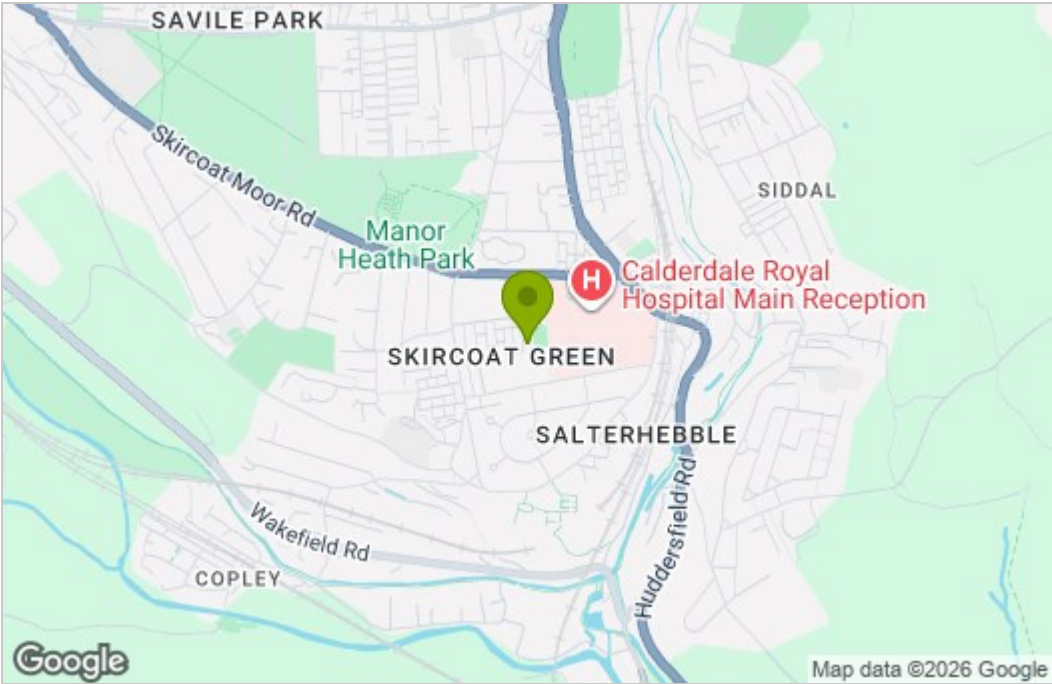
Other Details

Solar panels

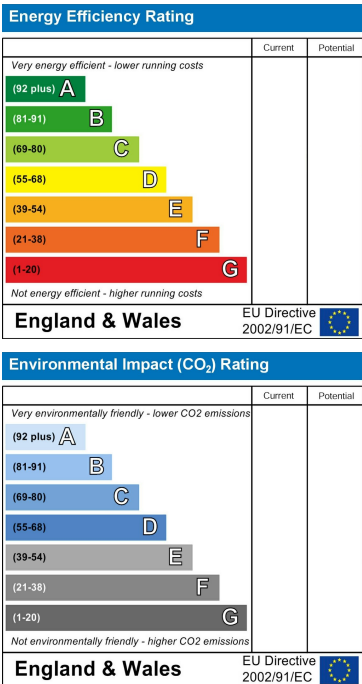
Floor Plan



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.