



17 Fox Court, Halifax, HX4 8EE

**£110,000**

Offered FOR SALE is this TWO bedroom first floor retirement apartment on the popular Fox Court development in West Vale, Halifax. Accommodation comprises; Entrance lobby, landing, lounge, kitchen, two bedrooms and shower room. The property benefits from Upvc double glazing and gas central heating. Allocated parking space. Close to the amenities of West Vale, transport links and access to the M62 motorway network. 75% shared ownership. Over 55s. No pets. No chain. Viewing essential.

## Ground Floor

### Entrance Lobby

Composite obscure double glazed door and double glazed window above and Upvc double glazed window to front. Radiator, staircase access to first floor;

## First Floor

### Landing



Radiator, loft hatch, Upvc double glazed window to front. Storage cupboard housing the fusebox, room stat and doors to shower room, bedrooms and lounge;

### Lounge 13'3" x 13'3" (4.05 x 4.05)



Radiator, Upvc double glazed window to rear, t.v. point and telephone point. Door to kitchen;

### Kitchen 6'8" x 9'10" (2.05 x 3)



Having a range of wall and base units with laminate worktop and splashback. Integrated fridge/freezer, electric double oven and grill, induction hob, glass splashback and extractor hood above. Plumbing for washing machine, stainless steel sink and drainer, breakfast bar and radiator. Upvc double glazed window to front and 'Worcester' condensing combi boiler.

### Bedroom One 9'4" x 11'9" (2.85 x 3.6)



Double bedroom with radiator and Upvc double glazed window to rear.

### Bedroom Two 6'8" max x 9'10" max (2.05 max x 3 max)



Single bedroom with radiator and Upvc double glazed window to front.

### Shower Room 5'10" max x 6'10" max (1.8 max x 2.1 max)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower and waterfall shower. Radiator, laminate floor and grab rail. Storage cupboards, mirror extractor fan, shower walls and tiled walls.

### External



### Parking

Allocated parking space

### Tenure

We have been advised by the vendor that the property is leasehold. The monthly fee to RMG is £135.

## **Energy Rating**

E

## **Council Tax Band**

B

## **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.

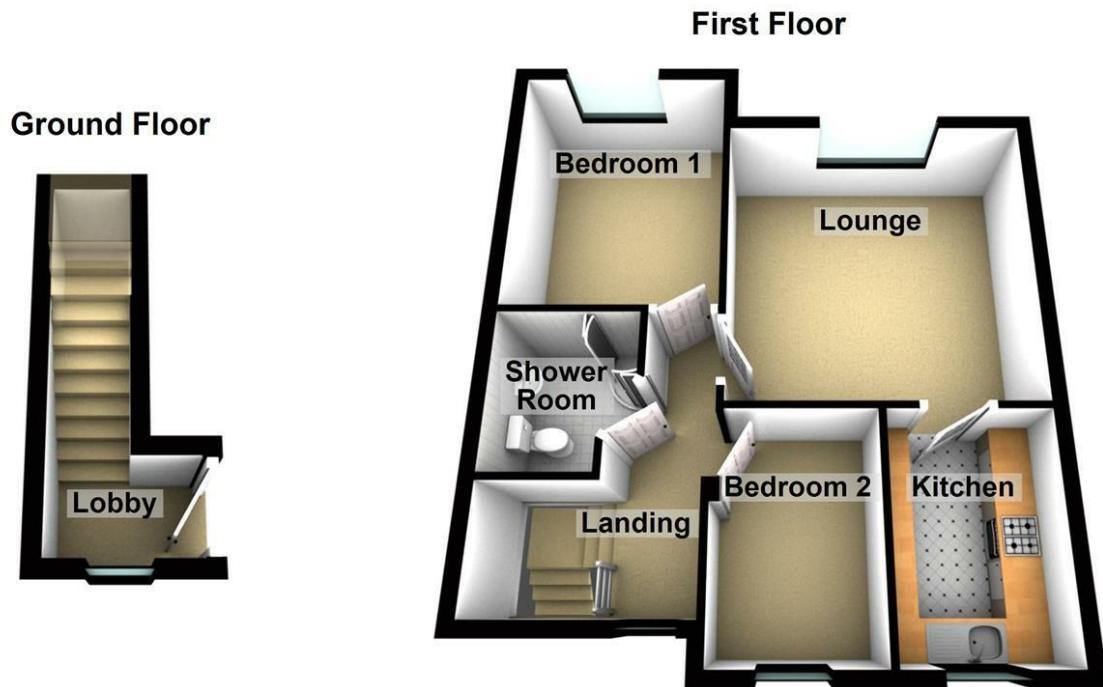
## **Boundaries & Ownerships**

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.

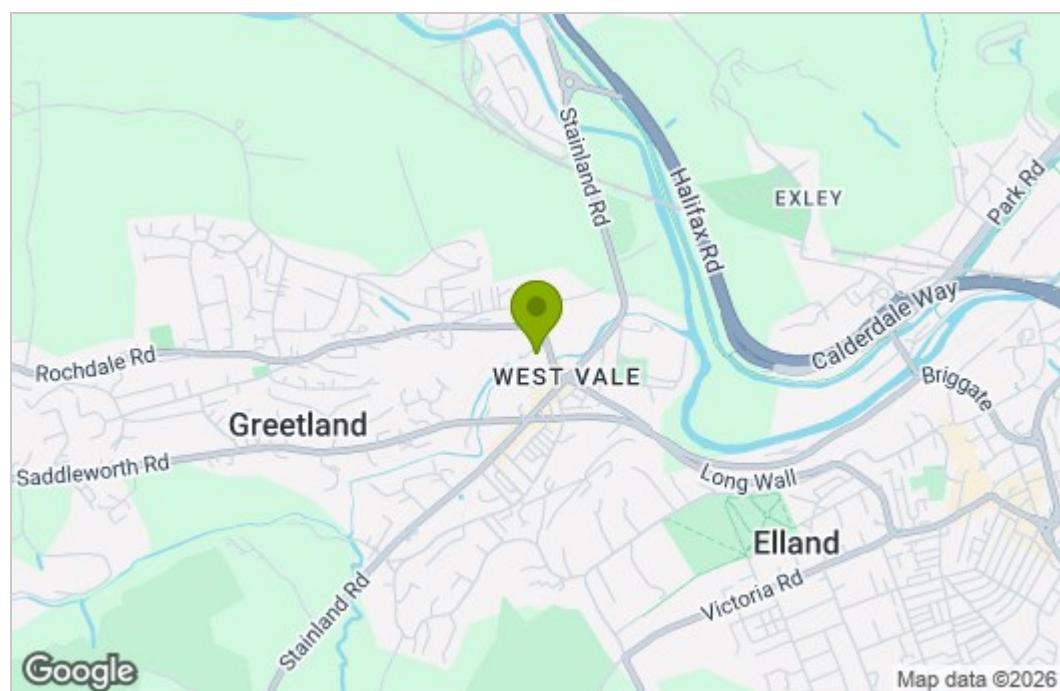
## **Mortgages**

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.**

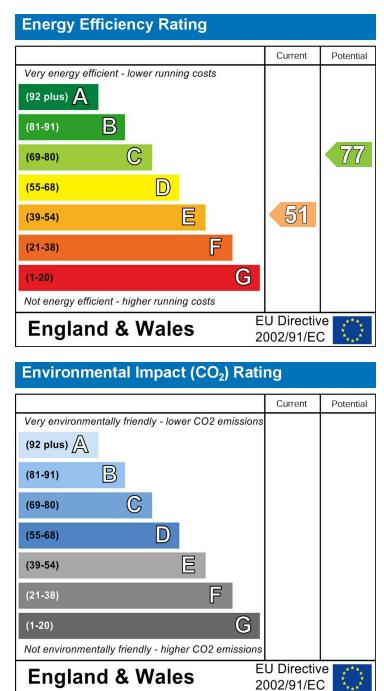
## Floor Plan



## 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.