



27 Sunnybank Crescent, Halifax, HX4 8ND

**£155,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom MID TERRACE in the popular area of Greetland, Halifax. Accommodation comprises; Kitchen, lounge and rear lobby. To the first floor; landing, two bedrooms and bathroom. Garden to rear. Off road parking for one car. 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

### Kitchen 6'10" x 15'1" (2.1 x 4.6)



Upvc obscure double glazed door with Upvc obscure double glazed panel above and Upvc double glazed window to front. Radiator and wall mounted 'Ideal' condensing combi boiler. Gas cooker point, base unit with stainless steel sink and drainer, water meter and plumbing for washing machine. Gas meter, electric meter and fusebox. Wall and base units and wall light. Understairs storage and door to lounge;

### Lounge 12'1" max x 13'1" max (3.7 max x 4 max)



Upvc double glazed window to rear, radiator and coving to ceiling. Built in storage, display units and shelving to alcove, gas fire with marble effect base and surround and wooden fireplace. T.v. aerial lead, programmer/room stat and two telephone points. Door to rear lobby;

### Rear Lobby



Upvc obscure double glazed door with Upvc obscure double glazed window above to rear. Staircase access to first floor;

## First Floor

### Landing

Telephone point and doors to bathroom and bedrooms;

### Bedroom One 10'11" x 12'1" (3.35 x 3.7)



Double bedroom with Upvc double glazed window to rear, t.v. aerial lead and radiator. Built in storage cupboard to one alcove and overstairs storage.

### Bedroom Two 8'2" x 9'6" (2.5 x 2.9)



Radiator, Upvc double glazed window to front, loft hatch and built in wardrobe.

## Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Radiator, Upvc obscure double glazed window to front and part tiled walls.

## External



Lawn and patio garden 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**

A

### **Water**

Water meter

### **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**

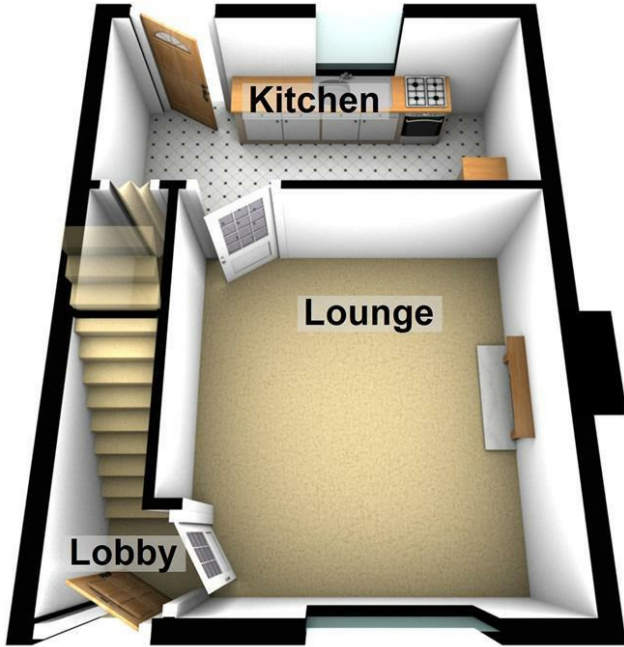
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

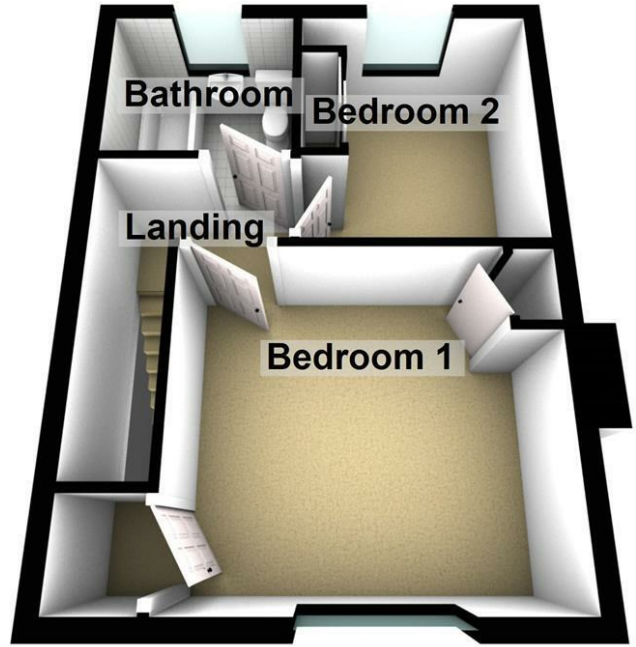
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME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

# Floor Plan

## Ground Floor



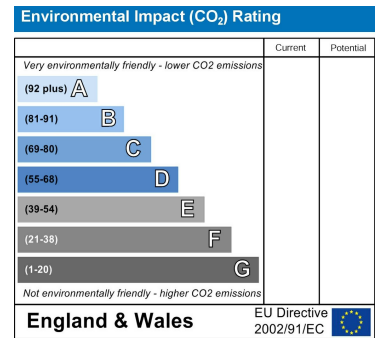
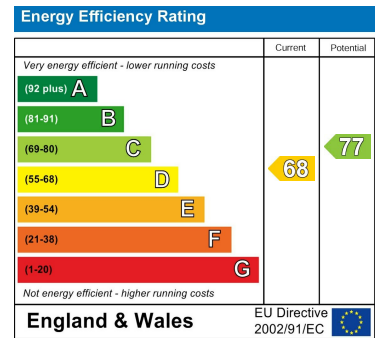
## First Floor



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