



55 Astral Avenue, Halifax, HX3 8NN

£260,000

Offered FOR SALE is this THREE bedroom semi-detached property in the sought after area of Hipperholme. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and shower room. Off road parking to front, garden to rear and garage. The property benefits from Upvc double glazing, gas central heating and security alarm system. Smart meters and mains wired smoke alarms. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door and windows to front, laminate floor and radiator. Storage cupboard housing the 'BAXI' combi boiler and fusebox and understairs storage housing the gas and electric meters. Staircase access to first floor and door to lounge;

Lounge 11'9" x 14'5" (3.6 x 4.4)



Radiator, Upvc double glazed window to front and inset to chimney breast with stone base, wooden mantel and a capped off gas pipe. Cable point, room stat and door to dining kitchen;

Dining Kitchen 9'2" x 17'8" (2.8 x 5.4)



Having a range of wall and base units with laminate worktop and splashback. Stainless steel one and a half sink and drainer, electric oven, gas hob and extractor hood. Integrated fridge/freezer, two usb sockets, spotlights and radiator. Two Upvc double glazed windows and Upvc obscure double glazed stable door to rear.

First Floor

Landing



Loft hatch (part boarded with light and drop down ladders) Upvc double glazed window to side and xpelair system. Doors to shower room and bedrooms;

Bedroom One 11'1" max x 13'3" max (3.4 max x 4.05 max)



Double bedroom with radiator, spotlights and Upvc double glazed window to front.

Bedroom Two 10'4" x 11'1" (3.15 x 3.4)



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

Bedroom Three 7'6" x 9'6" (2.3 x 2.9)



Single bedroom with radiator, laminate floor and usb socket. Radiator and spotlights.

Shower Room 5'4" x 6'6" (1.65 x 2)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains shower and waterfall shower. Vinyl floor, part shower walls and spotlights. Heated towel radiator and Upvc obscure double glazed window to rear.

External



To the rear is a patio with raised borders, lawn and wooden shed. Outside tap. To the front is a security light.

Garage

Having power and light, plumbing for washing machine and steel door to side.

Parking

Off road parking for 2/3 cars to the front and shared driveway leads to garage.

Tenure

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

Energy Rating

C

Council Tax Band

C

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.

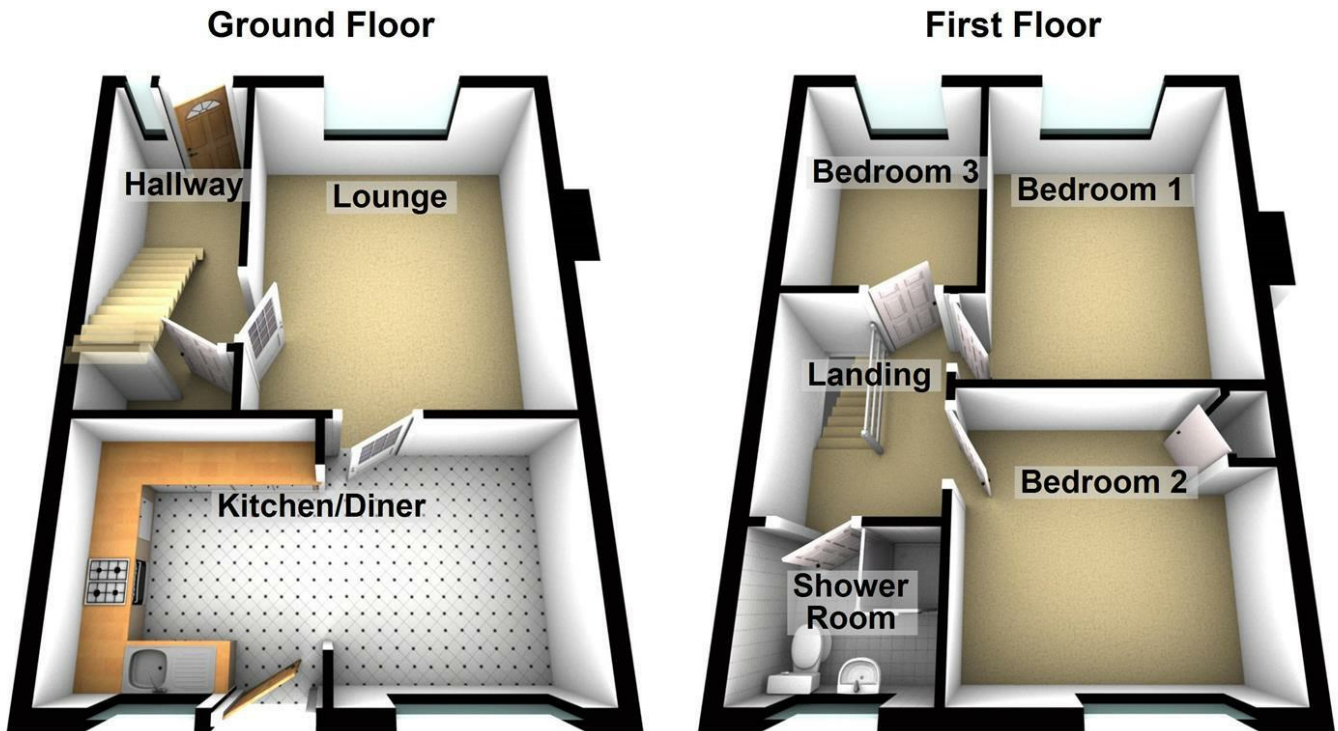
Boundaries & Ownerships

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.

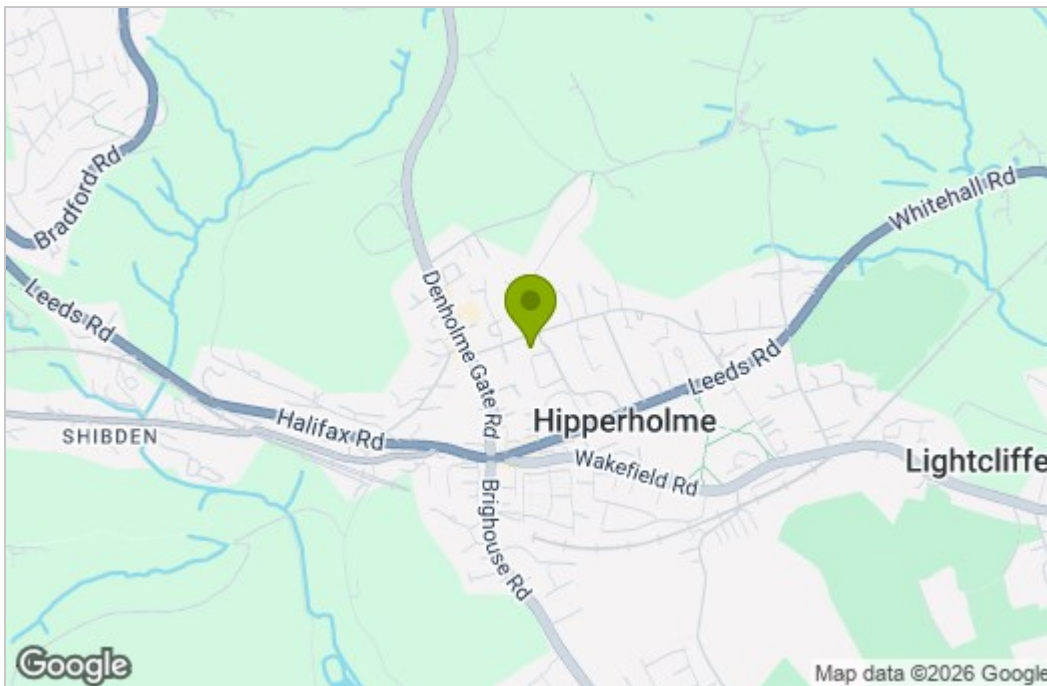
Mortgages

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.**

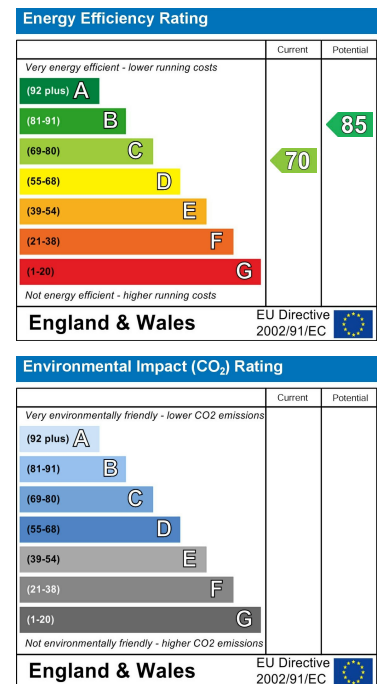
Floor Plan



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