



20 Springwood Avenue, Halifax, HX3 0UT

£320,000

Offered FOR SALE is this stunning fully refurbished THREE bedroom SEMI-DETACHED in the popular area of Copley, Halifax. No expense has been spared and some of the works include; Demolition of old extension and re-built to modern standards creating a large open plan kitchen/diner and cloaks/w.c. The garden has been fully redesigned, including a new retaining wall, flagged patio and large raised decking area that benefits from the sun all day. Driveway re-tarmacked. New black windows and doors have been installed throughout. The exterior has been re-rendered, including the patio area.

The property was taken back to brick and fully refurbished, including new plumbing, electrics, plastering, and internal finishes. New bathrooms fitted. New kitchen installed with quartz worktops.

Fitted wardrobes installed. Hard-wired CCTV system with no ongoing subscription costs. Oak flooring fitted in the kitchen and hallway. Chrome sockets and switches installed throughout. High-quality carpets fitted throughout. Accommodation comprises; Entrance lobby, lounge with bay window affording the views, open plan kitchen/diner, utility and cloaks/w.c. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. Off road parking and garage. The property benefits from Upvc double glazing, gas central heating, security alarm system and hard wired cctv system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby



Composite obscure double glazed door to front, click oak flooring, radiator. Staircase access to first floor and door to lounge;

Lounge 11'9" max x 15'10" max (3.6 max x 4.85 max)



Upvc double glazed bay window to front, radiator and electric remote controlled fire. Door to dining kitchen;

Dining Kitchen 13'5" x 15'7" (4.1 x 4.75)



Having a range of wall and base units (Howdens) with quartz worktop. Neff double electric oven and grill, Neff microwave, Neff four ring gas hob with extractor hood above. Neff dishwasher, Neff fridge/freezer and inset sink and drainer. Spotlights, engineered oak flooring, Upvc double glazed window and French doors to rear. Two radiators, composite obscure double glazed door to side and understairs storage housing the alarm control panel, cctv, fusebox and electric meter and having a Upvc obscure double glazed window to side. Storage cupboard and door to utility;

Utility



Laminate worktop, tiled floor and plumbing for washing machine, spotlights and extractor fan. Door to cloaks/w.c.;

Cloaks/w.c. 2'11" x 5'4" (0.9 x 1.65)



Two piece suite comprising low flush w.c. sink with waterfall tap and vanity unit. Radiator, tiled floor, spotlights and extractor fan. Upvc obscure double glazed window to rear.

First Floor

Landing

Loft hatch, Upvc double glazed window to side and doors to bathroom and bedrooms;

Bedroom One 9'10" max x 11'9" max (3 max x 3.6 max)



Double bedroom with radiator, built in wardrobes with sliding mirrored doors and Upvc double glazed window to front.

Bedroom Two 7'10" x 12'7" (2.4 x 3.85)



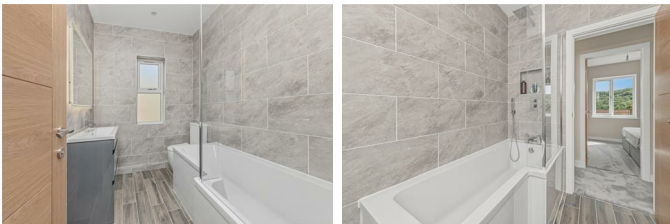
Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 8'10" max x 8'10" max (2.7 max x 2.7 max)



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

Bathroom 5'10" x 7'10" (1.8 x 2.4)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen, waterfall shower and mixer shower. Tiled floor, tiled walls and heated towel radiator. Upvc obscure double glazed window to rear, illuminated sensor mirror, spotlights and extractor fan.

External



Mature garden to front and easily maintained garden to rear with patio area and tiered decking area.

Parking

Driveway provides off road parking

Garage

Tenure

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

Energy Rating

D

Council Tax Band

C

Viewings

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

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.

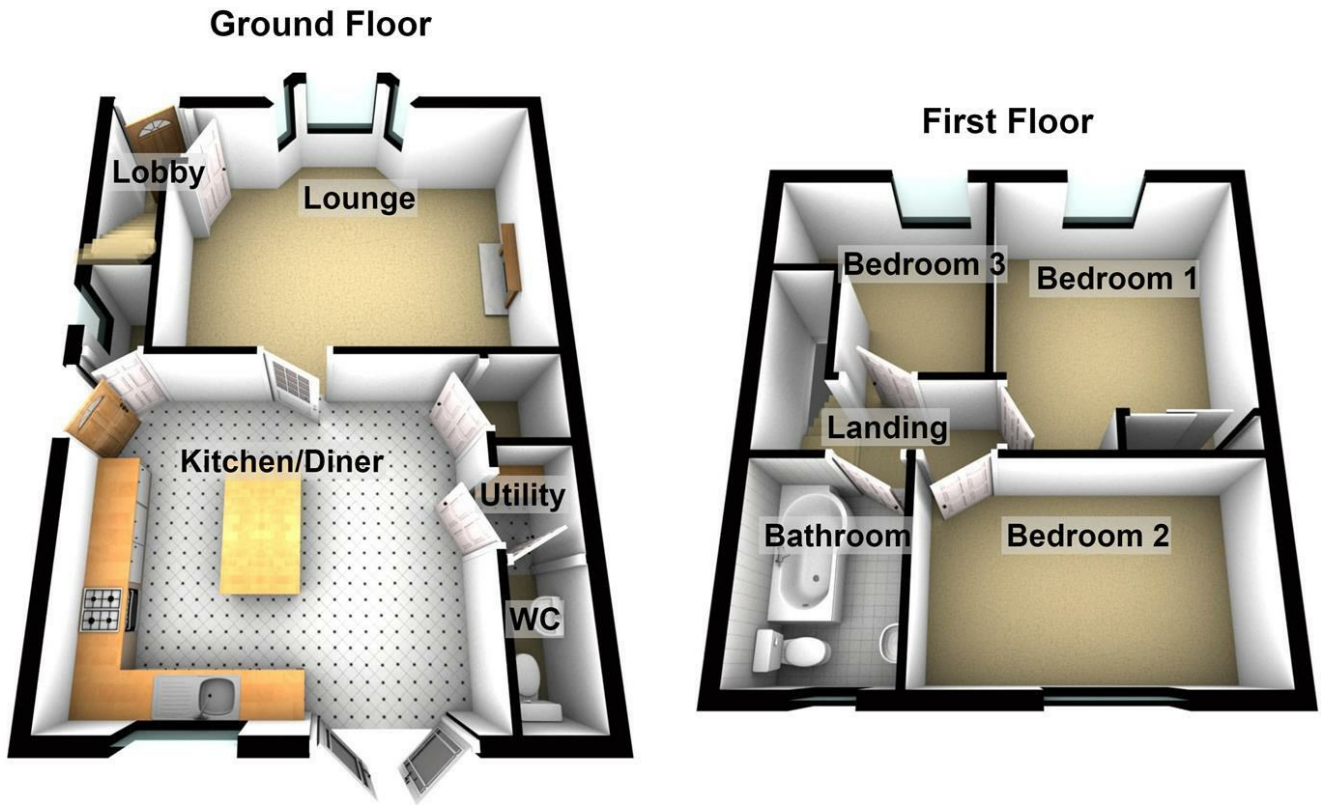
Boundaries & Ownerships

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.

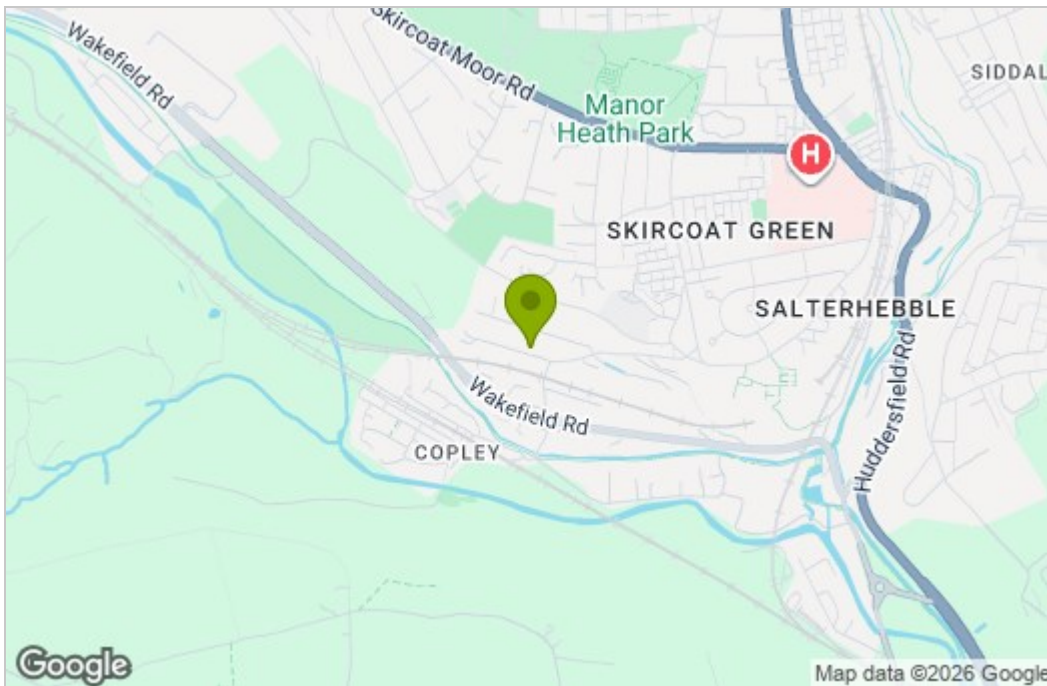
Mortgages

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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