



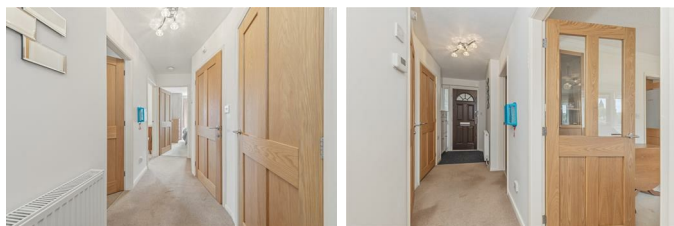
39 Fox Court, Halifax, HX4 8EE

£75,000

Offered FOR SALE with NO CHAIN is this TWO bedroom GROUND FLOOR apartment in this popular location in West Vale, Greetland. Accommodation comprises; Entrance hallway, lounge, kitchen, two bedrooms and bathroom. Patio garden to rear overlooking the bowling green. Allocated parking space to front. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of West Vale including two supermarkets and cafes, transport links including a regular bus service to Halifax and Huddersfield and easy access to the M62 motorway network. Please note this is for over 55s only and there are no pets allowed. Viewing essential.

Ground Floor

Entrance Hallway



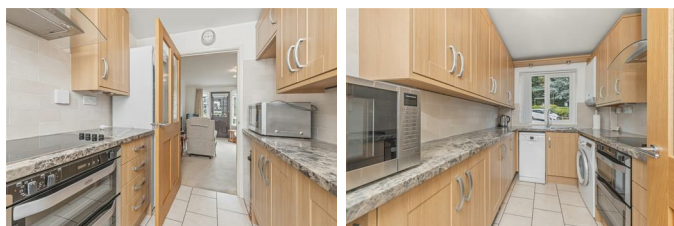
Composite obscure double glazed door with Upvc obscure double glazed side panel to front. Rubber matting, radiator and fusebox. Programmer/room stat and useful understairs storage with radiator. Doors to bedrooms, bathroom and lounge;

Lounge 13'1" x 13'1" (4 x 4)



Radiator, electric fire, coving to ceiling and composite double glazed door and Upvc double glazed windows to rear. T.v. point

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



Having a range of wall and base units with laminate worktop. Tiled floor, part tiled walls, plumbing for slimline dishwasher, plumbing for washing machine. 'Belling' electric double oven and hob with extractor hood above and space for fridge/freezer. Stainless steel sink and drainer, spotlights, Upvc double glazed window to front and 'BAXI' condensing combi boiler.

Bedroom One 9'6" x 11'9" (2.9 x 3.6)



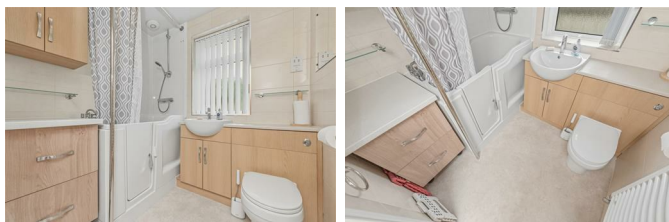
Double bedroom with fitted wardrobes with sliding doors, further fitted wardrobe, telephone point and radiator. Upvc double glazed window to rear.

Bedroom Two 6'6" x 9'10" (2 x 3)



Radiator, Upvc double glazed window to front and fitted wardrobes

Bathroom 5'10" max x 6'6" max (1.8 max x 2 max)



Three piece suite comprising low flush w.c. sink with vanity unit and sit down bath with mixer and mains shower and grab rail. Fully tiled walls, laminate ceiling, extractor fan, storage cupboards. Part shower wall, electric shaver point, heated towel radiator and Upvc obscure double glazed window to side.

External



Patio garden to rear.

Parking

Allocated parking space to front.

Tenure

We have been advised by the vendor that the property is leasehold. £296.45 for rent/service charge.

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

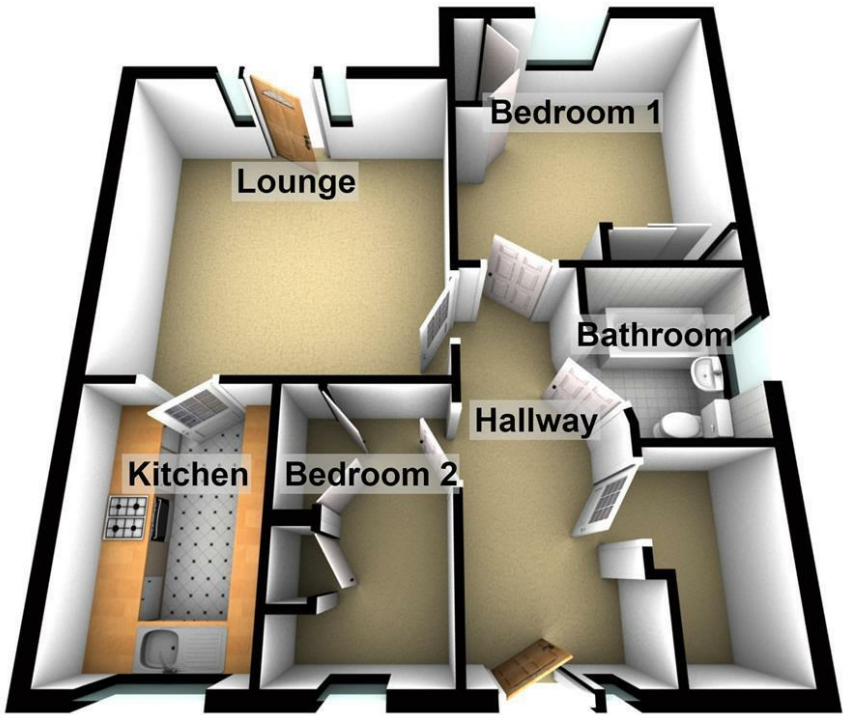
rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

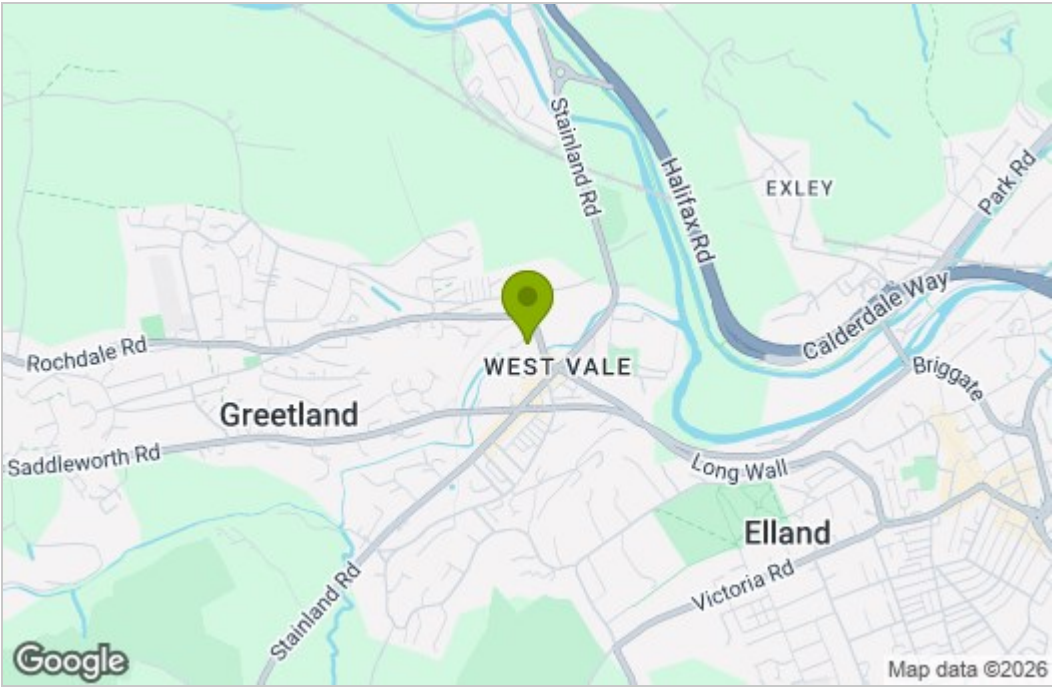
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME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

Floor Plan

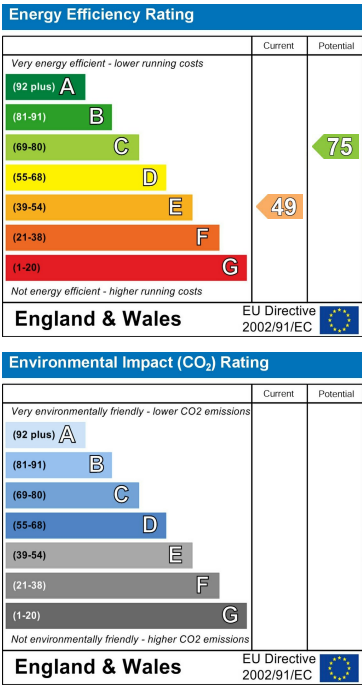
Ground Floor



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