



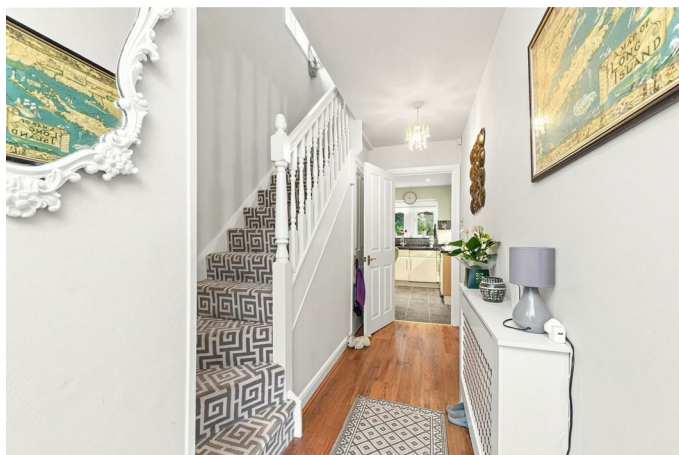
11 Greaves Fold, Halifax, HX4 9DY

£375,000

Offered FOR SALE is this THREE bedroom LINK DETACHED property situated on this pleasant cul-de-sac in the popular area of Holywell Green, Halifax. Accommodation comprises; Entrance hallway, shower room, lounge, dining room, dining kitchen and utility. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. Off road parking to front and garage. The property benefits from majority Upvc double glazing, gas central heating, smart meters and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door to front, radiator and room stat/programmer. Laminate floor, understairs storage and staircase access to first floor. Doors to dining kitchen, lounge and cloaks/w.c;

Shower Room 2'11" x 8'2" (0.9 x 2.5)



Three piece suite comprising low flush w.c. sink with vanity unit and tiled splashback and shower cubicle with mains shower and waterfall shower and shower walls. Radiator, extractor fan and spotlight. Upvc obscure double glazed window to front.

Lounge 10'4" x 16'6" (3.15 x 5.05)



Radiator, Upvc double glazed window and coving to ceiling. Living flame gas fire with marble base and surround and wooden fireplace. Wall lights, t.v. point and t.v. aerial lead. Double doors to dining room;

Dining Room 8'10" x 10'5" (2.7 x 3.2)



Radiator, coving to ceiling and wooden double glazed French doors to rear. Door to dining kitchen;

Dining Kitchen 10'5" max x 16'10" max (3.2 max x 5.15 max)



Having a range of wall and base units with laminate worktop and splashback. Space for under counter fridge, acrylic one and a half sink and drainer, gas and electric cooker point for imitation Aga, tiled splashback and extractor hood. Radiator, spotlights, stop tap, wine rack and telephone point. Upvc obscure double glazed stable door and two Upvc double glazed windows to rear. Door to utility;

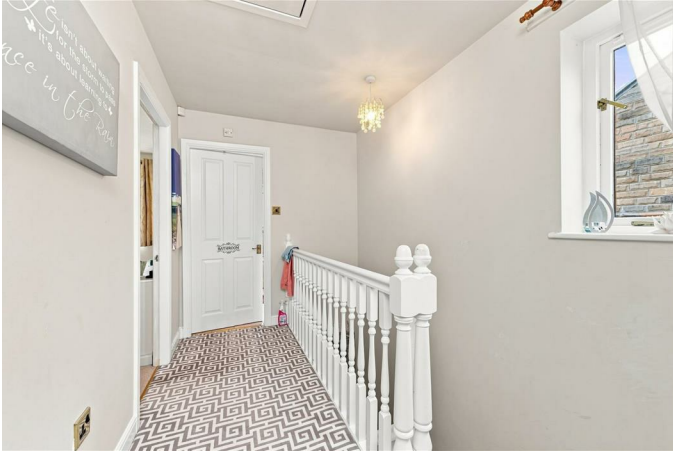
Utility 4'3" x 7'6" (1.3 x 2.3)



Laminate floor, laminate worktop, space for freezer and plumbing for washing machine. Telephone point and spotlights.

First Floor

Landing



Wooden double glazed window to side, loft hatch with drop down ladder (loft part boarded). Doors to bathroom and bedrooms;

Bedroom One 10'5" x 11'5" to robes (3.2 x 3.5 to robes)



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

Bedroom Two 10'5" max x 11'9" to robes (3.2 max x 3.6 to robes)



Double bedroom with radiator, fitted wardrobes and cupboards and Upvc double glazed window to rear.

Bedroom Three 7'0" max x 10'5" max (2.15 max x 3.2 max)



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

Bathroom 6'6" x 8'2" (2 x 2.5)



Four piece suite comprising low flush w.c. pedestal wash basin, corner bath and corner shower with mains shower. Tiled walls, tiled floor and chrome heated towel radiator. Electric shaver point, mirror with lights and extractor fan. Upvc obscure double glazed window to front.

Garage

Up and over door. Housing the fusebox and 'Worcester' combi boiler. Power and light.

External



To the front is a pebbled garden with bushes and shrubbery. Gas and electric meters and external light. To the rear is a patio garden with mature bushes and shrubbery.

Parking

Off road parking for two cars

Tenure

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

Energy Rating

TBC

Council Tax Band

D

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.

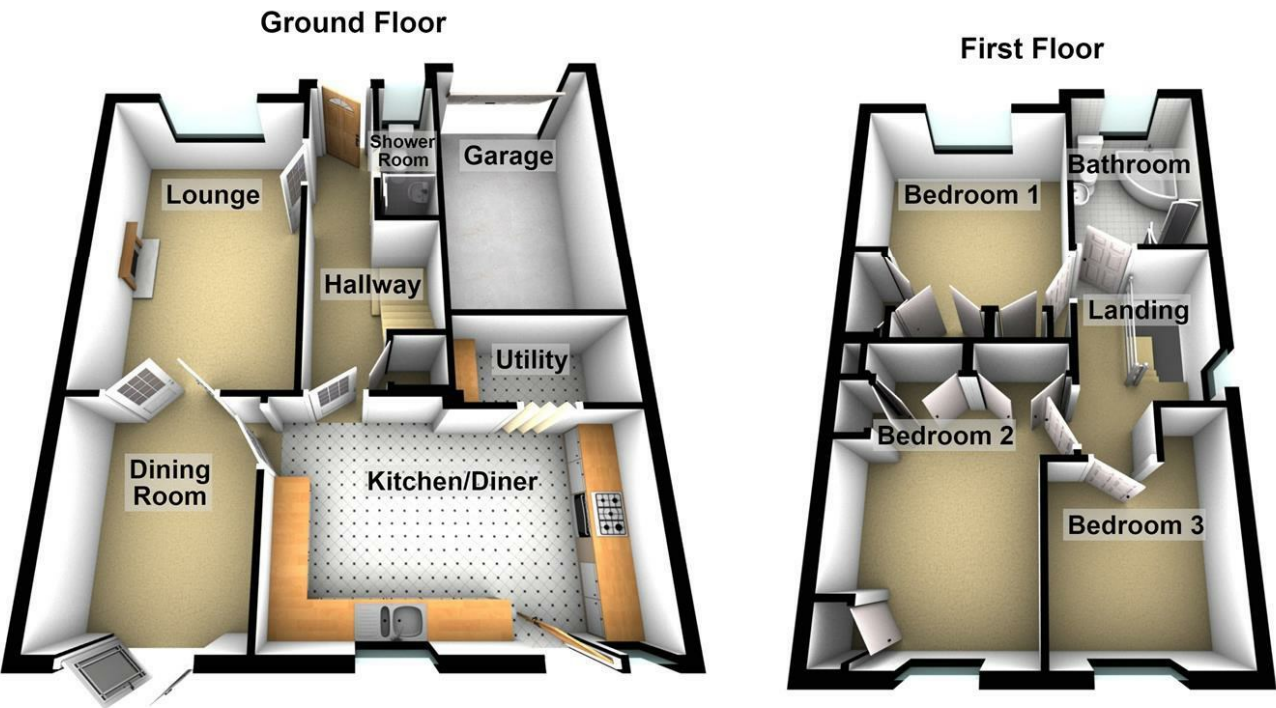
Boundaries & Ownerships

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.**

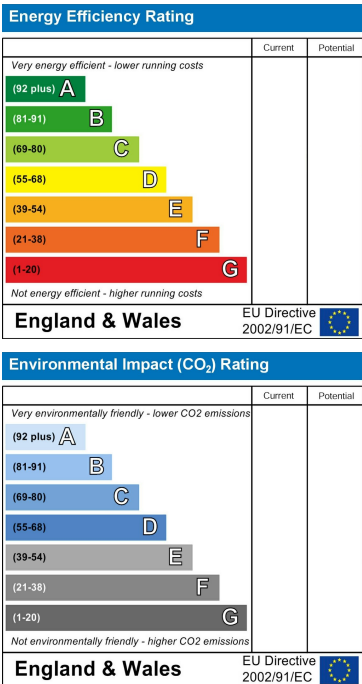
Floor Plan



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.