



4 Hud Hill, Halifax, HX3 7LH

£350,000

Offered FOR SALE is this FOUR BEDROOM semi-detached property in Northowram, near Shelf. Accommodation comprises; entrance porch, spacious lounge/diner, modern breakfast kitchen and utility room. To the first floor; landing, four bedrooms, master with modern en-suite bathroom and family shower room. Gardens front and rear. Garage and driveway. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Porch 3'11" x 5'10" (1.2 x 1.8)



Obscure double glazed door and Upvc double glazed windows. Electric panel heater and door to lounge/diner;

Lounge/Diner 17'0" max x 32'5" max (5.2 max x 9.9 max)



Upvc double glazed window to front, coving to the ceiling, ceiling rose and three radiators. Modern gas fire and limestone fireplace. Wall light, understairs storage housing the fusebox and electric meter. Upvc double glazed sliding patio doors to rear, staircase access to first floor and door to breakfast kitchen;

Breakfast Kitchen 7'10" x 15'8" (2.4 x 4.8)



Having a range of modern wall and base units with laminate worktop and tiled splashbacks. Integrated dishwasher, fridge/freezer, electric double oven/grill and gas hob with extractor hood above. Two Upvc double glazed windows and Upvc obscure double glazed leaded effect door to rear. Laminate floor, coving to ceiling and spotlights. Breakfast bar and door to utility;

Utility 7'10" x 10'9" (2.4 x 3.3)



Having a range of base units with laminate worktop and plumbing for washing machine. Coving to ceiling, Upvc obscure double glazed window and door to rear and door to garage;

Garage 10'9" x 16'0" (3.3 x 4.9)

Up and over door. Power and light. Housing the boiler.

First Floor

Landing

Loft hatch with drop down ladder. Part boarded with light. Doors to shower room and bedrooms;

Bedroom One 10'9" x 14'5" (3.3 x 4.4)



Double bedroom with radiator, fitted furniture and Upvc double glazed window to rear and side. Door to en-suite bathroom;

En-suite Bathroom 9'10" x 10'9" (3 x 3.3)



Four piece modern suite comprising low flush w.c. sink with vanity unit, bath and shower cubicle with mains shower. Fitted furniture, tiled walls, extractor fan and spotlights. Upvc obscure double glazed window to front and chrome heated towel radiator.

Bedroom Two 11'5" x 11'5" (3.5 x 3.5)



Double bedroom with radiator, fitted furniture and Upvc double glazed windows to front. Coving to ceiling and ceiling rose.

Bedroom Three 7'10" x 12'5" (2.4 x 3.8)



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

Bedroom Four 8'6" x 8'10" (2.6 x 2.7)



Double bedroom with radiator and Upvc double glazed window to rear

Shower Room 5'2" x 7'10" (1.6 x 2.4)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with electric shower. Tiled walls and Upvc double glazed window to front.

External



To the front is a lawn garden with soil borders having various bushes and shrubbery. Gas meter and security light. To the rear is a patio and lawn garden with greenhouse and wooden shed. Security lights and outside tap.

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

C

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.

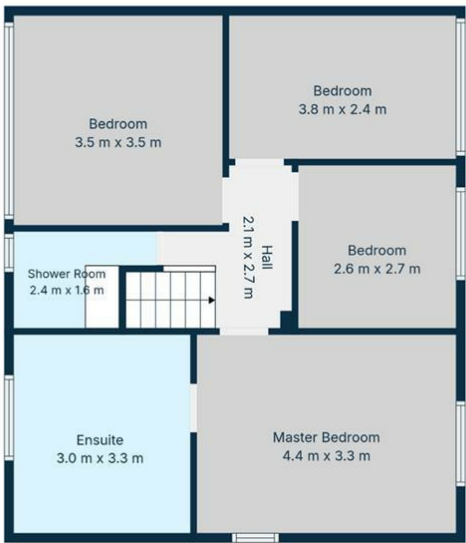
Mortgages

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

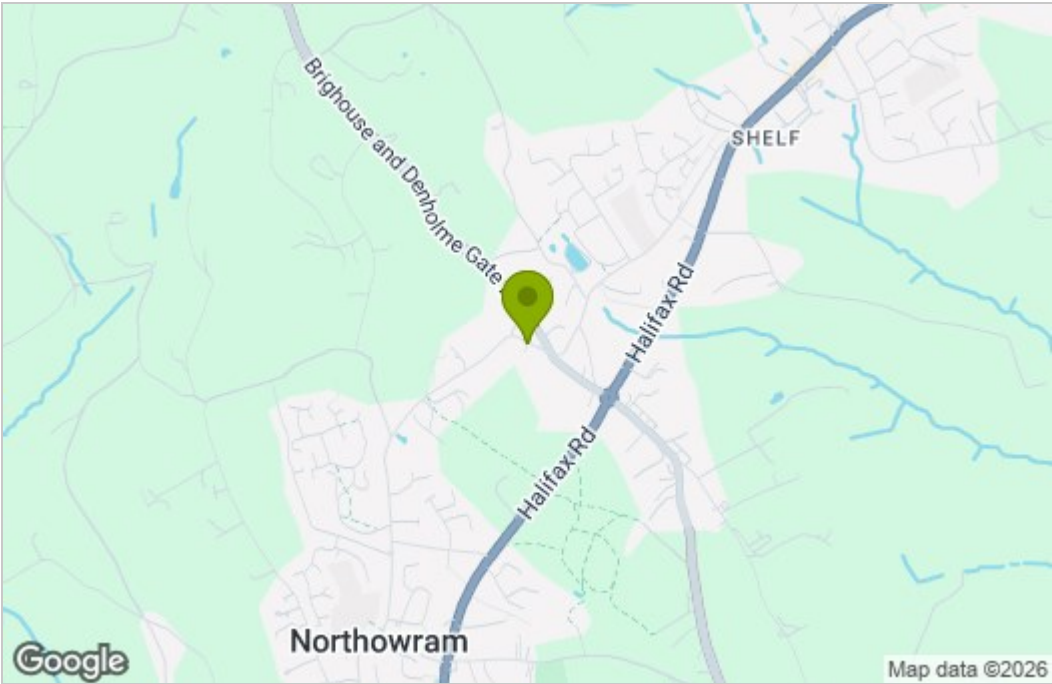


1st Floor

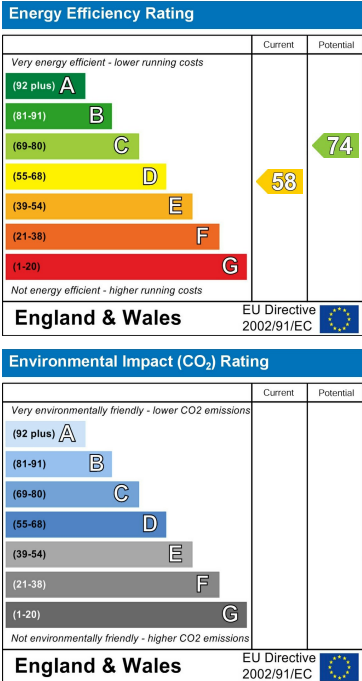
TOTAL: 143 m2
Ground floor: 79 m2, 1st floor: 64 m2
EXCLUDED AREAS: WALLS: 11 m2
Measurements deemed highly accurate
but not guaranteed.



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.