



25 Woodside Grove, Halifax, HX4 8BW

Offers Over £180,000

Offered FOR SALE is this well presented THREE bedroom mid terrace set back from the road in the popular area of West Vale. Accommodation comprises; Dining kitchen, lounge with doors to garden and rear lobby. To the first floor; landing, three bedrooms and bathroom with four piece suite. Off road parking and patio to front and tiered garden to rear. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Dining Kitchen 7'10" x 16'0" (2.4 x 4.9)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated dishwasher, circular stainless steel sink and drainer, fridge, electric oven and four ring gas hob with extractor hood above. Radiator, laminate floor and two Upvc double glazed windows to front. Upvc double glazed door to front, fusebox and telephone point. Stop tap, gas meter, electric meter and insert to chimney breast with light.

Lounge 12'9" max x 13'5" max (3.9 max x 4.1 max)



Laminate floor, coving to ceiling and t.v. point. Gas fire (not working) with stone mantel and base. Understairs storage with power, light and plumbing for washing machine. Upvc double glazed half bay window and French doors to rear, door to rear lobby;

Rear Lobby



Radiator, Upvc double glazed window to rear and staircase access to first floor;

First Floor

Landing



Loft hatch and doors to bathroom and bedrooms;

Bedroom One 10'5" max x 10'5" max (3.2 max x 3.2 max)



Double bedroom with radiator, telephone point and Upvc double glazed half bay window to rear.

Bedroom Two 9'8" x 10'9" (2.95 x 3.3)



Double bedroom with radiator, usb socket and Upvc double glazed window to front. Fitted wardrobes and 'Worcester' condensing combi boiler.

Bedroom Three 5'6" x 7'8" (1.7 x 2.35)



Single bedroom with radiator, mobile room stat and Upvc double glazed window to rear.

Bathroom 5'10" x 7'2" (1.8 x 2.2)



Four piece suite comprising low flush w.c. floating sink, claw foot bath with mixer shower and shower cubicle with mains shower. Fully tiled walls, tiled floor and chrome heated towel radiator. Electric shaver point, laminate ceiling and Upvc obscure double glazed window to front.

External



To the front is a block paved space for one car, outside tap and wired for external light. Patio. To the rear is a tiered garden with patio and decked area. Outside socket.

Parking

Off road parking space for one car.

Tenure

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

Water

Water meter

Energy Rating

C

Council Tax Band

A

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.

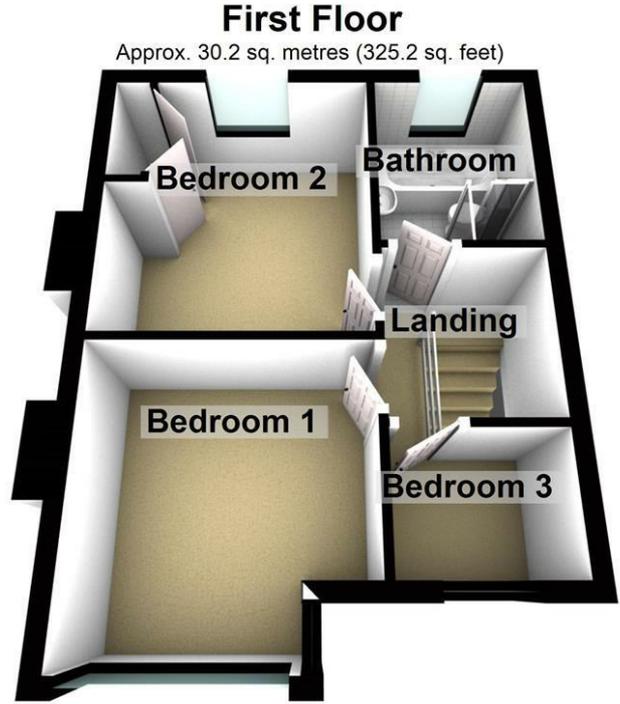
Boundaries & Ownerships

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

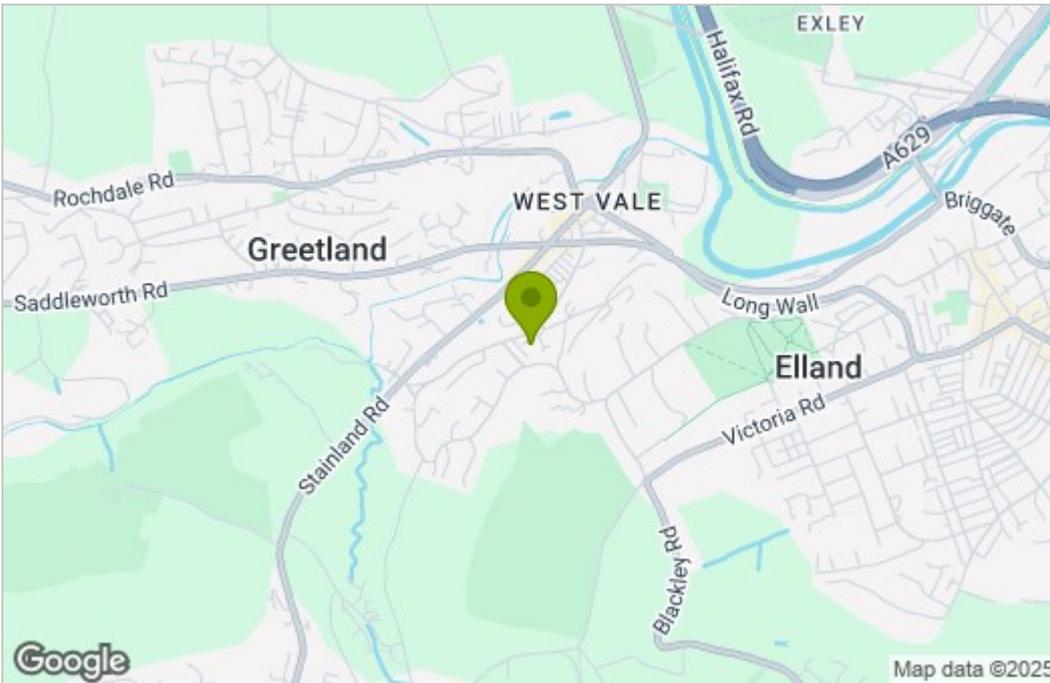
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Floor Plan



Total area: approx. 60.4 sq. metres (650.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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