



## 1 Featherbed Close, Halifax, HX4 8EB

**£260,000**

Offered FOR SALE is this well presented THREE bedroom end town house in the popular area of West Vale. Accommodation comprises; Entrance lobby, cloaks/w.c. converted garage that could be used as a variety of purposes. To the first floor; modern dining kitchen and spacious lounge. To the second floor; landing, two double bedrooms, main bedroom with walk in wardrobe, single bedroom and bathroom. Off road parking and garden to rear. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Viewing essential.



## Ground Floor

### Entrance Lobby

Composite double glazed door to front, radiator, part paneled walls and tiled floor. Staircase access to first floor and doors to converted garage and cloaks/w.c.;

**Cloaks/w.c. 2'7" x 5'1" (0.8 x 1.55)**



Two piece suite comprising low flush w.c. and sink with vanity unit. Upvc obscure double glazed window to front, stop tap, tiled floor and part tiled walls.

**Converted Garage 12'5" max x 18'0" max (3.8 max x 5.5 max)**



Upvc double glazed French doors and windows to front, base unit with laminate worktop and plumbing for washing machine. Power, light, fusebox and understairs storage.

## First Floor

**Dining Kitchen 8'6" x 15'7" (2.6 x 4.75)**



Having a range of tower and base units with laminate worktop and mirrored splashbacks.

Composite sink and drainer, electric oven, five ring gas hob. Integrated dishwasher, microwave and fridge/freezer. Island with granite worktop, 'BAXI' condensing combi boiler and LVT floor. Two Upvc double glazed French doors to rear, Upvc double glazed window to side and door to lounge;

**Lounge 15'7" max x 16'10" max (4.75 max x 5.15 max)**



Two radiators, two Upvc double glazed windows to front and telephone point. Staircase access to second floor;

## Second Floor

### Landing



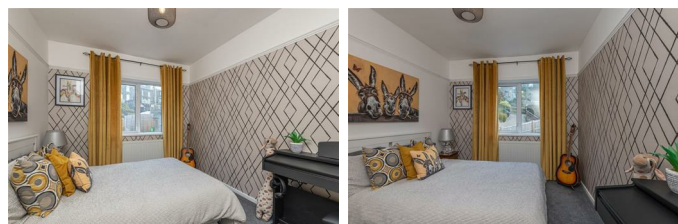
Loft hatch with drop down ladder. Loft is part boarded with light. Upvc double glazed window to side and doors to bathroom and bedrooms;

**Bedroom One 8'8" x 11'7" (2.65 x 3.55)**



Double bedroom with radiator, Upvc double glazed window to front and walk in wardrobe

**Bedroom Two 8'10" x 11'9" (2.7 x 3.6)**



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

### Bedroom Three 6'4" x 9'10" (1.95 x 3 )



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

### Bathroom 6'4" x 8'2" (1.95 x 2.5)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Radiator, Upvc obscure double glazed window to rear and LVT floor. Tiled walls and spotlights.

### External



To the front is plenty of off road parking, external light, gas and electric meters and bin store. To the rear extending to the side is a patio, decked and pebbled garden with wooden shed.

### Parking

Off Road Parking

### Tenure

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

### Energy Rating

C

### Council Tax Band

B

### Water

Water Rates

### 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

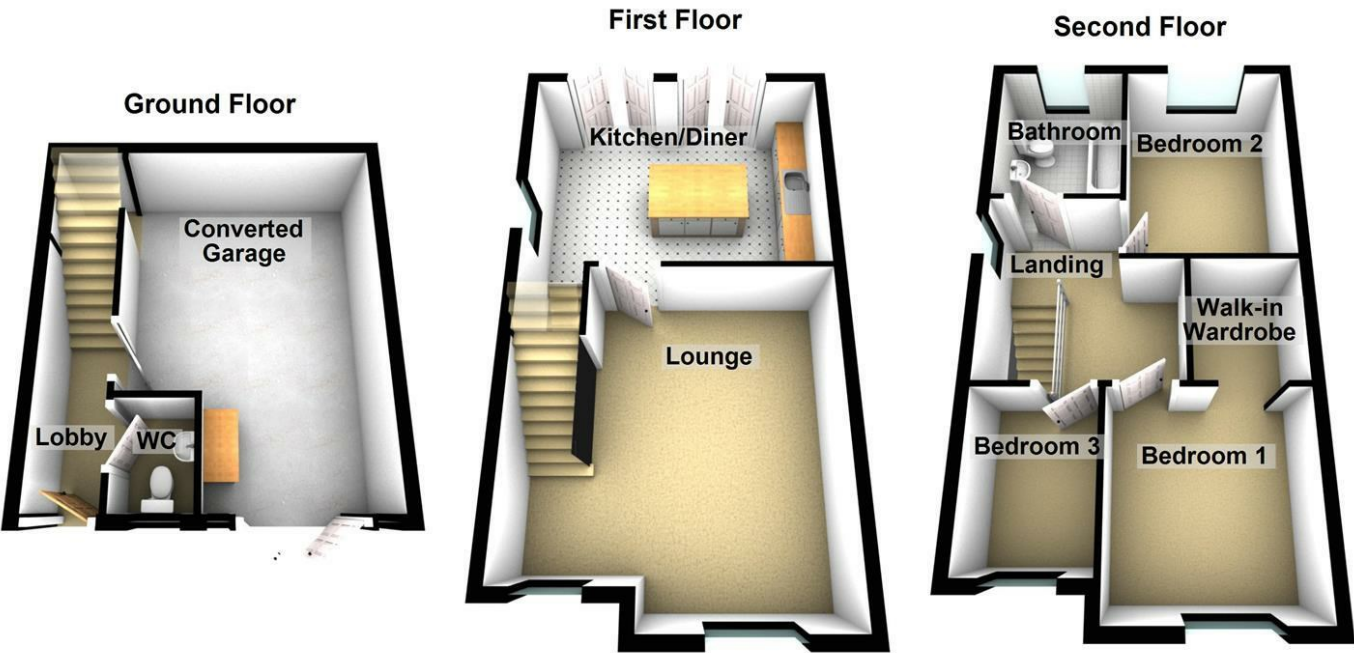
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

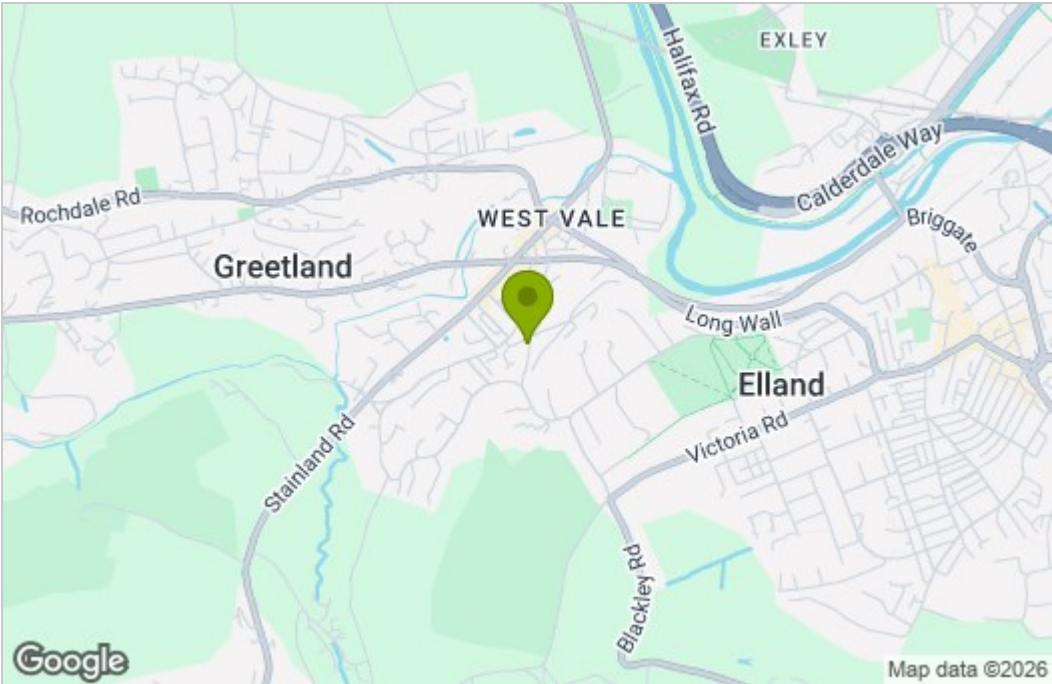
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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



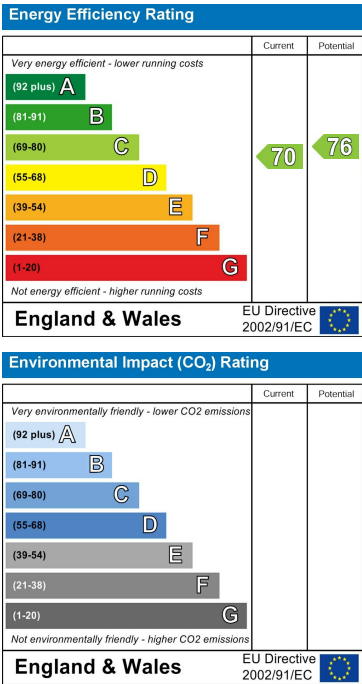
Floor Plan



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.