32 Sunnybank Road, Halifax, HX4 8JP

**£375,000**

Offered FOR SALE is this FOUR bedroom dormer bungalow in the ever popular area of Greetland. Enjoying superb views the accommodation comprises; Entrance porch, hallway, lounge, living/dining kitchen, utility, two bedrooms and bathroom. To the first floor; landing, two bedrooms and cloaks/w.c. To the front is a garden and off road parking. Garage. To the rear is a bigger than average garden. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Porch

Upvc obscure double glazed door and Upvc obscure double glazed windows. Rubber matting. Door to hallway;

### Hallway

Understairs cupboard, radiator and staircase access to first floor. Laminate floor, wall light and spotlights. Laminate floor, hive room stat and hue lights. Doors to bedrooms, bathroom, living/dining kitchen and lounge;

### Lounge 12'1" x 15'3" (3.7 x 4.65)

Cast iron multi fuel stove with stone base and wooden mantel. Radiator, Upvc double glazed window to front, hue lights and coving to ceiling.

### Living/Dining Kitchen 14'5" x 21'3" (4.4 x 6.5)

Having a range of wall and base units with quartz worktop and splashbacks. Island, composite undercounter one and a half bowl sink, electric eye level oven and microwave combi and induction hob with down draft extractor. Integrated dishwasher, space for American fridge/freezer, two traditional style radiators, laminate floor and spotlights. Composite door, Upvc double glazed window and sliding patio doors to rear. Door to utility;

### Utility 4'5" x 5'1" (1.35 x 1.55)

Laminate worktop, plumbing for washing machine and 'Vaillant' boiler. Space for dryer, laminate floor, Upvc double glazed window to rear and loft hatch.

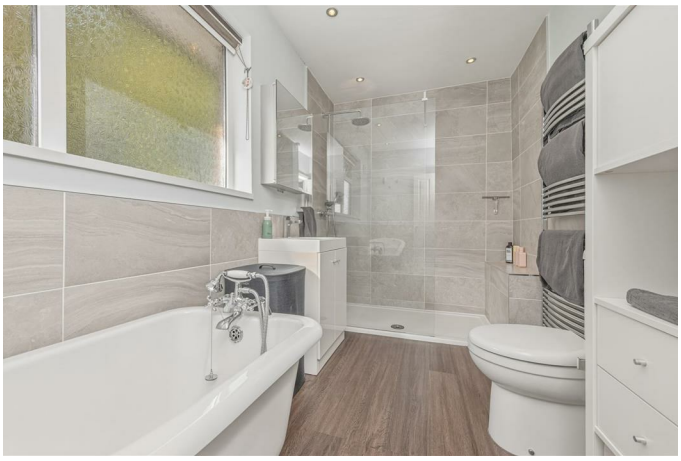
### Bedroom One 11'1" x 12'9" (3.4 x 3.9)

Double bedroom with coving to ceiling, hue lights, radiator and Upvc double glazed window to front.

### Bedroom Four

Radiator, Upvc double glazed window to side, coving to ceiling and hue lights.

### Bathroom 6'4" max x 12'1" max (1.95 max x 3.7 max)



Four piece suite comprising low flush w.c. sink with vanity unit, roll top bath with mixer shower and double shower. Part tiled walls, chrome heated

towel radiator and Upvc obscure double glazed window to side. Laminate floor, extractor fan and spotlights.

## First Floor

### Landing
Storage cupboard, hue lights and access to a a large undereaves storage room with wooden double glazed velux window. Doors to cloaks/w.c. and bedrooms;

### Bedroom Two 9'2" x 11'7" (2.8 x 3.55)

Double bedroom with plumbing for radiator and Upvc double glazed window to front.

### Bedroom Three 6'4" max x 11'7" max (1.95 max x 3.55 max)

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

### Cloaks/w.c. 3'7" x 4'9" (1.1 x 1.45)

Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor, spotlights and part wood paneled walls. Upvc obscure double glazed window to rear.

## External

To the front is patio and lawn garden with mature bushes and shrubbery. To the rear is a patio and extensive garden with mature bushes, trees and shrubbery.

### Parking
Driveway provides off road parking

### Garage
Up and over door and having power and light

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

### Council Tax Band
D

### Energy Rating
D

### Viewings
Strictly by appointment. Contact Dawson Estates.

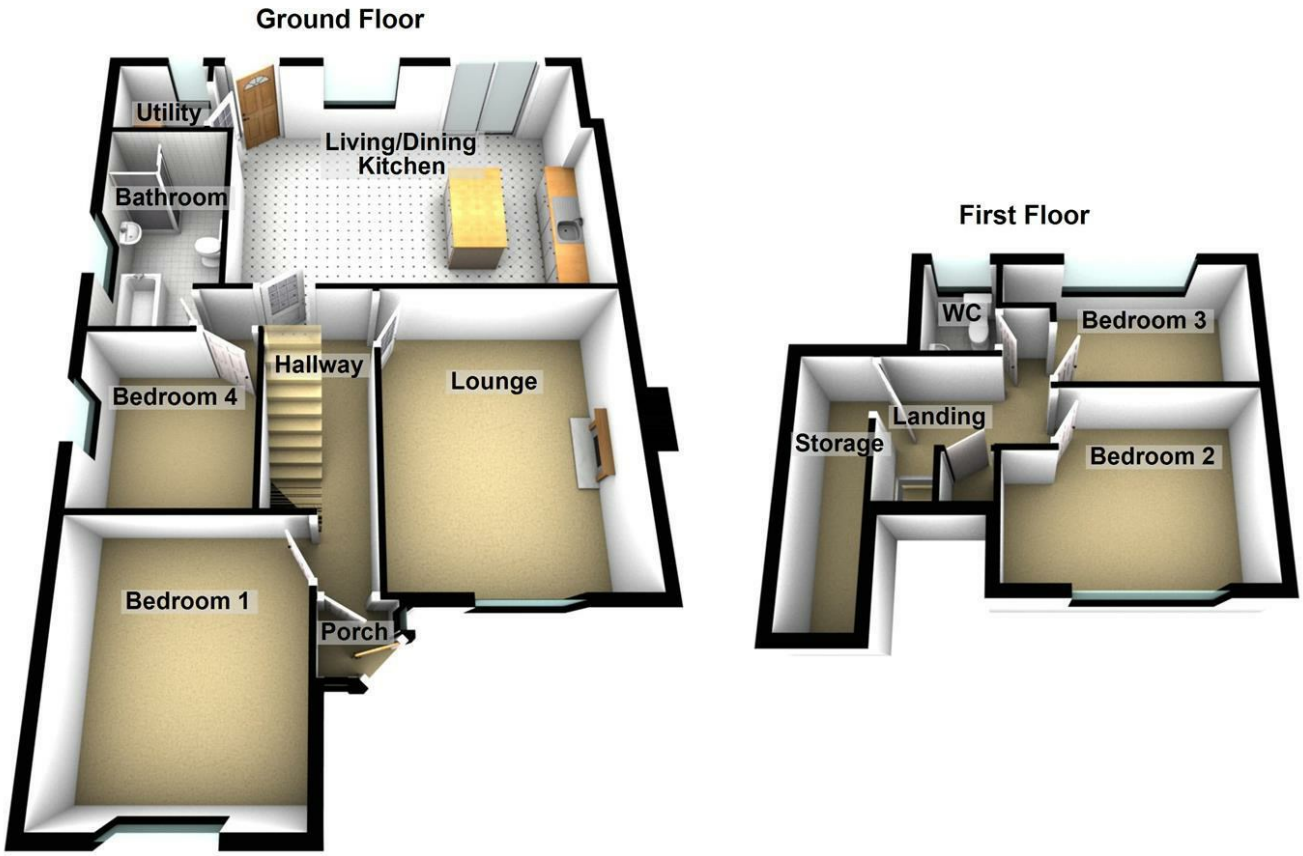
### Property to Sell?
Call for a FREE, no obligation valuation.

### Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

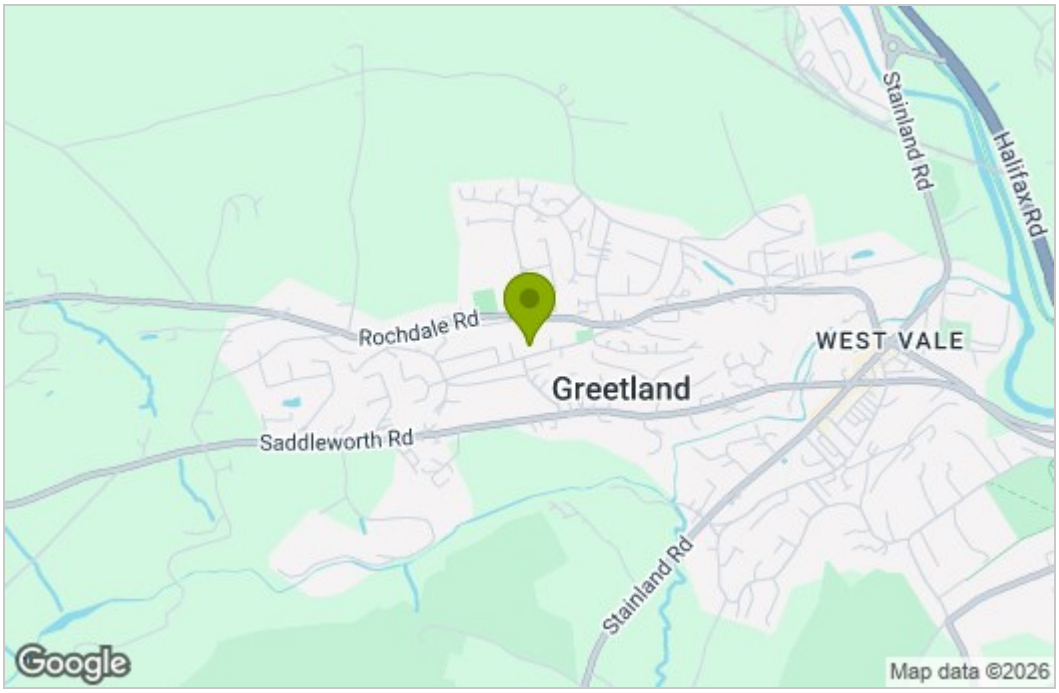
### Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### 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.

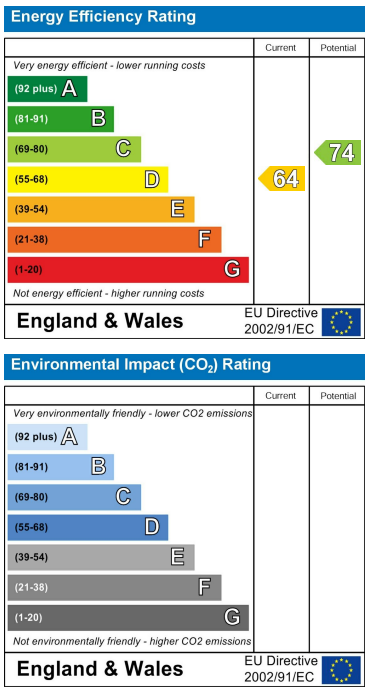
## Floor Plan




## Area Map




## Energy Efficiency Graph

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