







98 Oxford Lane, Halifax, HX3 9BJ

£215,000

Offered FOR SALE is this substantial FIVE bedroom stone built end terrace with accommodation over four floors. Accommodation comprises; Entrance hall, lounge, kitchen. To the lower ground floor; hallway, bedroom, kitchen and shower room. Landing, two bedrooms and bathroom to first floor. Landing and two bedrooms to second floor. Garden, parking and double garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M262 motorway network. NO CHAIN.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door with obscure double glazed window above and Upvc obscure double glazed window to side. Laminate floor, radiator, staircase access to lower ground floor and first floor and opening to dining kitchen and door to lounge; Fusebox and 'Hive' room stat.

Lounge



Radiator, cornice to ceiling and Upvc double glazed window to rear. Living flame gas fire with marble effect base and surround and wooden fireplace.

Dining Kitchen



Having a range of wall and base units with laminate worktop and tiled splashback. Gas cooker point with extractor hood above, integrated fridge/freezer and stainless steel sink and drainer. Cornice to ceiling, radiator, boiler and Upvc double glazed window to rear. Laminate floor.

Lower Ground Floor

Hallway

Under stairs cupboard and doors to bedroom, shower room and occasional room;

Occasional Room



Upvc double glazed window and Upvc obscure double glazed door to rear. Base units with stainless steel sink and drainer and tiled splashback. Radiator, laminate floor and spotlights.

Bedroom Three



Double bedroom with radiator and Upvc double glazed window to side. Spotlights.

Shower Room



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, part tiled walls and extractor fan.

First Floor

Landing

Radiator and doors to bathroom and bedrooms;

Bedroom One



Double bedroom with radiator, cornice to ceiling and Upvc double glazed window to rear.

Bedroom Two



Double bedroom with cornice to ceiling, radiator and Upvc double glazed window to rear.

Bathroom




Four piece suite comprising low flush w.c. sink with vanity unit shower with glass shower screen and mains and waterfall shower. and bath. Tiled floor, tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to rear.

Second Floor

Landing




Door to bedroom five and opening to bedroom four;

Bedroom Four




Double bedroom with radiator, exposed beams to ceiling and wooden double glazed velux window. Radiator, undereaves storage and sink with vanity unit and tiled splashback.

Bedroom Five



Double bedroom with radiator, undereaves storage, exposed beams and wooden double glazed velux window.

External



Enclosed block paved garden to rear with outside tap.

Parking

Parking and double garage

Tenure

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

Energy Rating

D

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.

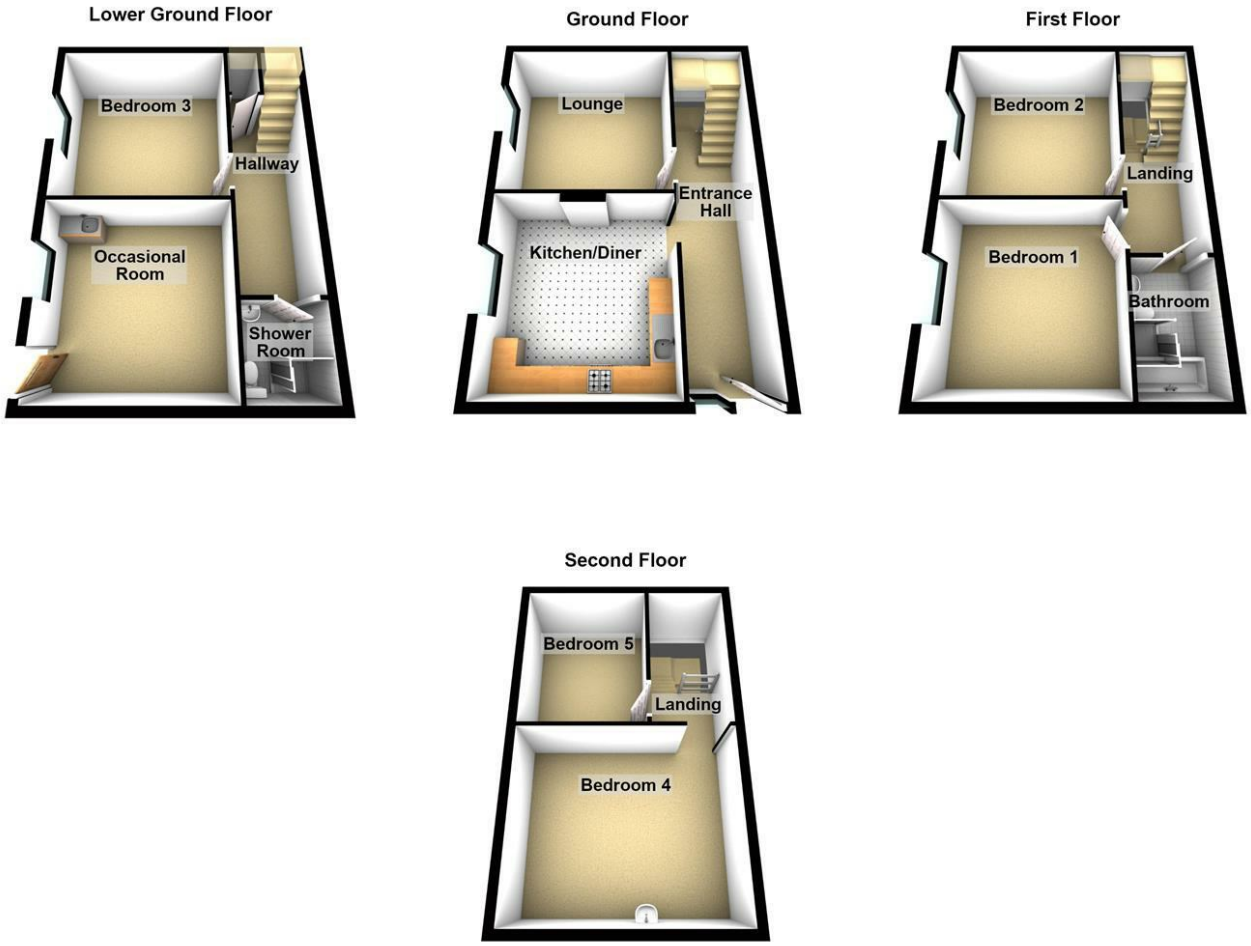
Boundaries & Ownerships

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.

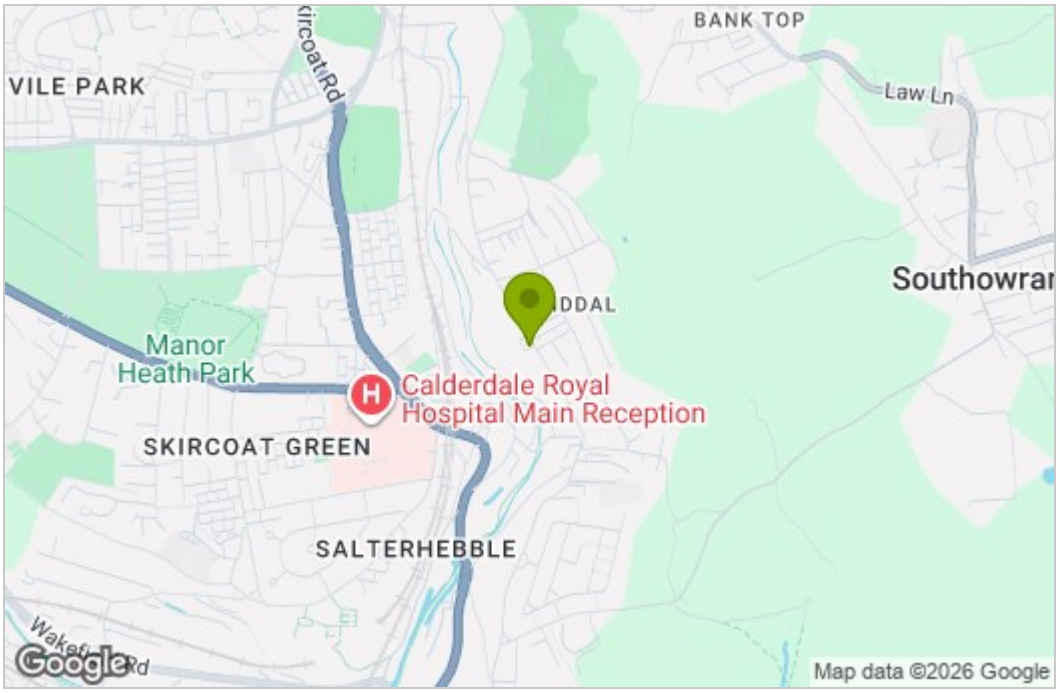
Mortgages

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.

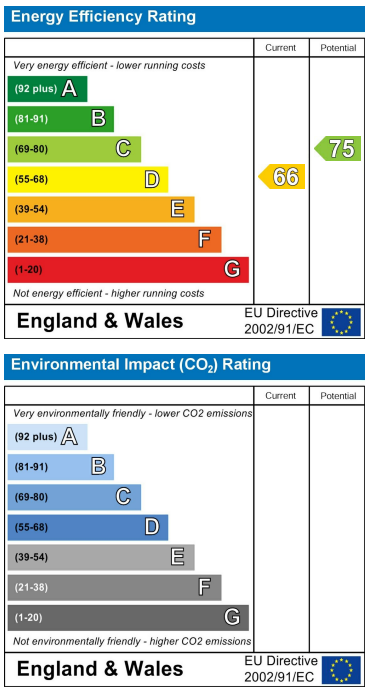
Floor Plan



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.

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