



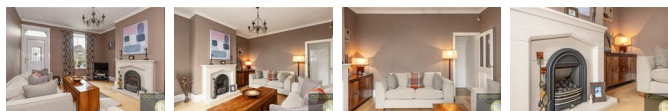
39 Ashfield Road, Halifax, HX4 8HY

£215,000

Offered FOR SALE is this THREE bedroom stone built END TERRACE in the sought after area of Greetland, Halifax. Accommodation comprises; Lounge, Dining kitchen, rear porch and cellar. To the first floor; landing, two bedrooms and bathroom. To the second floor is another bedroom. Gardens front and rear. On street parking. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 12'5" x 14'9" (3.8 x 4.5)



Upvc obscure double glazed door and Upvc obscure leaded effect double glazed panel above to front. Radiator, coving to ceiling, wood floor and Upvc double glazed window to front. Living flame gas fire with sandstone fireplace, t.v. aerial leads and telephone point. Door to dining kitchen;

Dining Kitchen 9'10" x 12'5" (3 x 3.8)



Having a range of wall and base shaker style units with solid wood worktops and tiled splashbacks. The wall units are extra tall. Ceramic one and a half sink and drainer, plumbing for washing machine and integrated electric oven and grill with four ring gas hob and extractor hood above. Integrated dishwasher and fridge. Laminate floor, Upvc double glazed window to rear and Upvc obscure double glazed door with panel above to rear leading to rear porch. Radiator, coving to ceiling, staircase access to first floor and door to staircase access to lower ground floor.

Rear Porch 3'5" x 4'1" (1.05 x 1.25)



Upvc obscure double glazed door and panel to side. Upvc double glazed window to rear. Laminate floor.

Lower Ground Floor

Cellar

Alarm control panel, fusebox, electric meter and stop tap.

First Floor

Landing

Room stat, coving to ceiling, staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 9'6" x 12'5" (2.9 x 3.8)



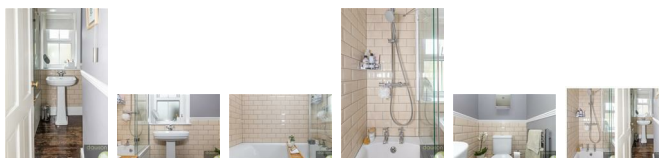
Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front. Understairs storage and fitted wardrobes with sliding mirrored doors and hanging space and shelving.

Bedroom Two 7'6" max x 12'9" max (2.3 max x 3.9 max)



Single bedroom with radiator, coving to ceiling and Upvc double glazed window to rear. Storage cupboard housing the wall mounted 'BAXI' condensing combi boiler.

Bathroom 6'2" max x 7'2" max (1.9 max x 2.2 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and mains waterfall shower over and folding glass shower screen. Wood floor, chrome heated towel radiator and part tiled walls. Dado rail, spotlights and Upvc obscure double glazed window to rear.

Second Floor

Bedroom Three 12'5" x 16'4" (3.8 x 5)



Single bedroom with exposed beams to ceiling, radiator and under eaves storage. Two wooden double glazed velux windows.

External



To the front of the property is an enclosed pebbled garden. To the rear is an enclosed patio garden with pebbled border. External light and gas meter.

Parking

On street parking

Tenure

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

Water

Water Rates

Energy Rating

TBC

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.

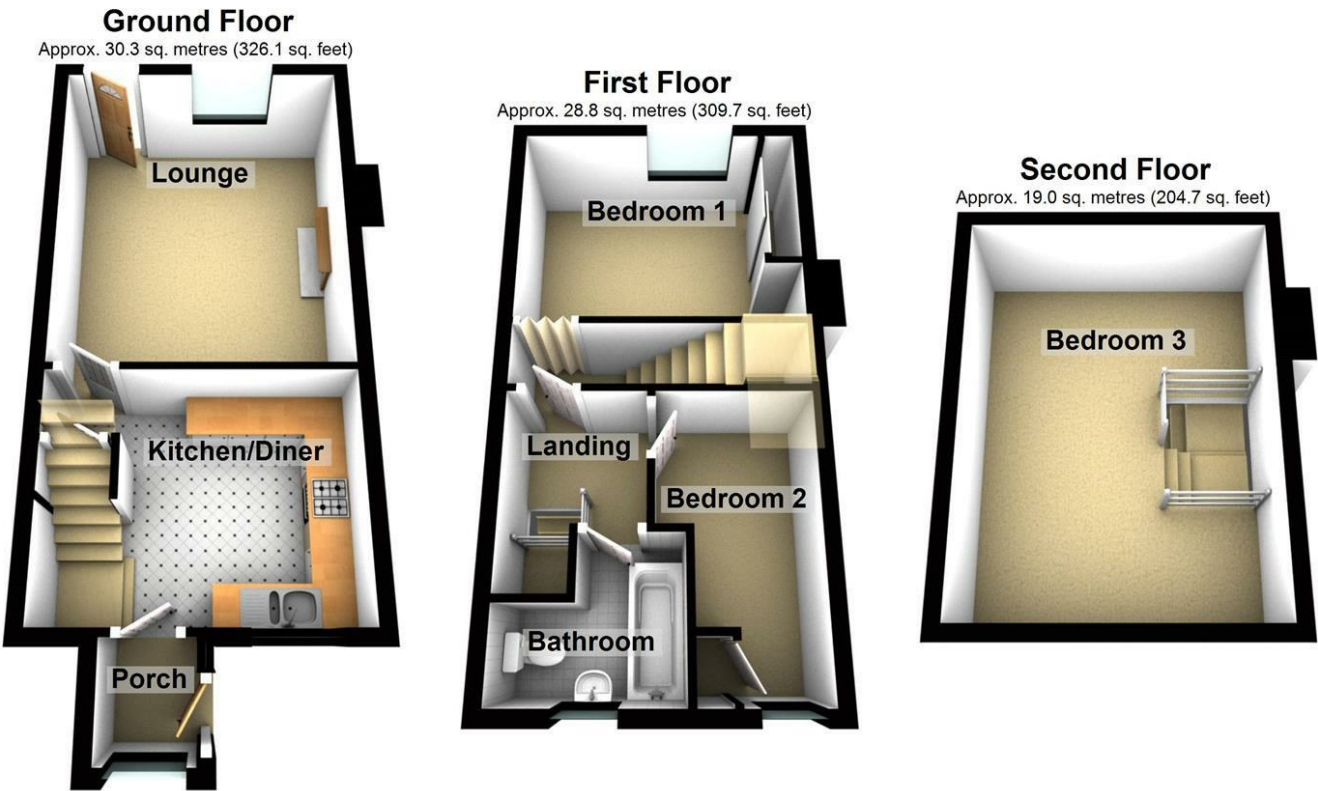
Boundaries & Ownerships

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

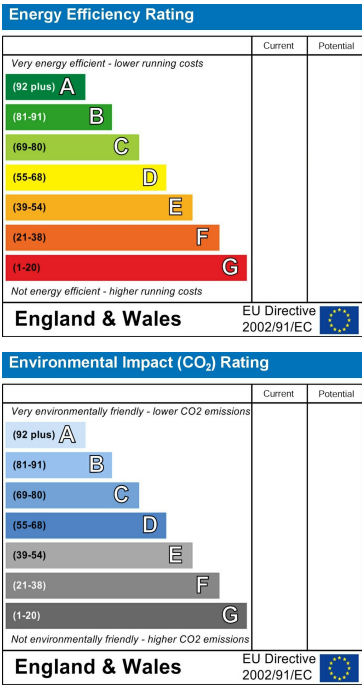


Total area: approx. 78.1 sq. metres (840.5 sq. feet)

Area Map



Energy Efficiency Graph



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