



15 Trenance Gardens, Halifax, HX4 8NN

£375,000

Offered FOR SALE is this TWO/THREE bedroom detached true bungalow in the highly desirable area of Greetland. Accommodation comprises; Hallway, kitchen, lounge/diner, bathroom, two bedrooms, further bedroom (could also be used as a dining room) and conservatory. Gardens front and rear. Driveway provides off road parking for four cars. Detached garage. The property has the benefit of Upvc double glazing, smart meters and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing is essential.

Ground Floor

Lounge/Diner 20'6" max x 18'8" max (6.25 max x 5.7 max)



Upvc double glazed picture window to front and Upvc double glazed window to side. Remote controlled electric fire with decorative fireplace. Three radiators, t.v. aerial and telephone point. Wall lights, spotlights and Upvc obscure double glazed door to side. Room stat, storage cupboard housing the 'BAXI' combi boiler and part tiled floor. Doors to shower room and bedrooms and opening to kitchen;

Kitchen 7'8" x 8'10" (2.35 x 2.7)



Having wall and base units with quartz worktop and splashbacks. Plumbing for washing machine and dishwasher, space for fridge/freezer. Electric 'Bosch' oven, 'Bosch' induction hob and extractor hood, stainless steel one and a half sink and drainer and Upvc double glazed window to front. Spotlights, water meter and stop tap.

Shower Room 4'11" x 7'8" (1.50 x 2.35)



Three piece suite comprising low flush sink with vanity unit and walk in shower with glass shower screen and electric shower. Tiled floor, part tiled

walls and chrome heated towel radiator. Extractor fan, spotlights and Upvc obscure double glazed window to side.

Bedroom One 9'10" x 14'11" (3.00 x 4.55)



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

Bedroom Three 7'8" x 8'10" (2.35 x 2.7)



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

Bedroom Two/Dining Room 10'2" max x 10'5" max (3.10 max x 3.20 max)



Could be used as a double bedroom. Radiator, spotlights and Upvc double glazed sliding patio doors leading to conservatory.

Conservatory 7'10" x 11'10" (2.39 x 3.61)



Wall lights, Upvc double glazed windows and Upvc double glazed sliding patio doors leading onto the rear garden.

External



To the front is an easy to maintain pebbled and slate garden which extends to the side. To the rear is an enclosed patio with raised slate flowerbeds. Access around both sides of the house.

Parking

Driveway provides off road parking for four cars. Leads to garage;

Garage

Detached garage with up and over door and having power and light. Housing the gas and electric meters and fusebox.

Tenure

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

Energy Rating

D

Council Tax Band

D

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation. Challenge Matt to sell your property in 180 days or pay HALF the fee. We talk the talk whereas most agents only walk the walk.

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.

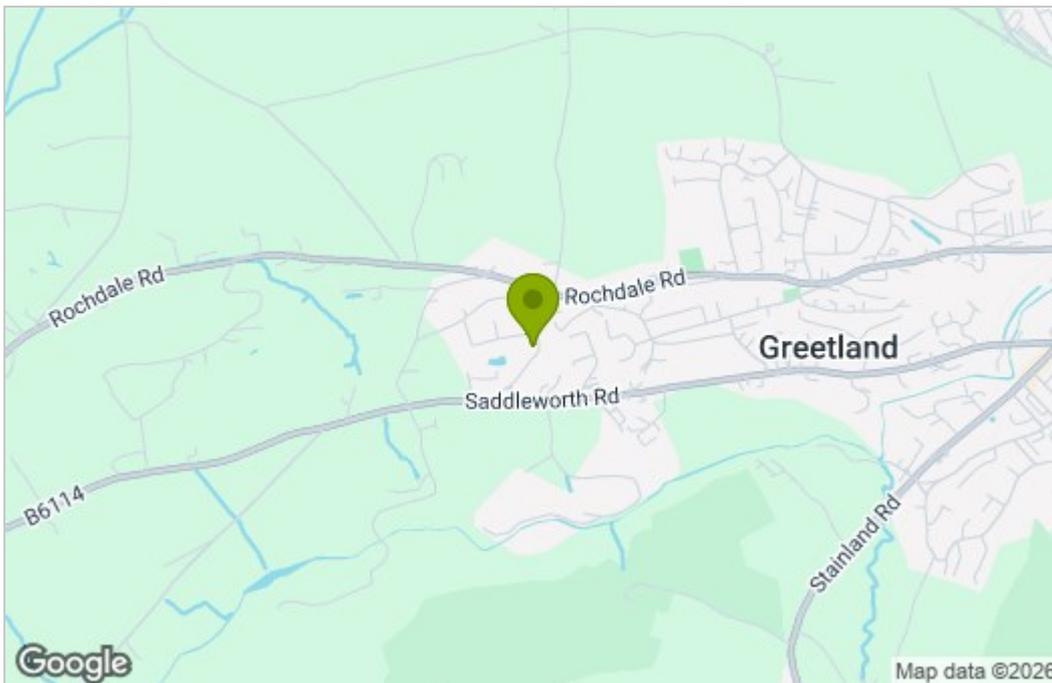
Mortgages

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 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

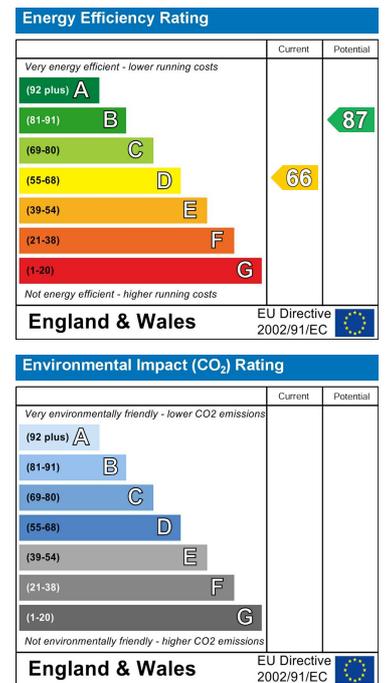
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.