



7 Milner Lane, Halifax, HX4 8HP

**£200,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property in the popular area of Greetland, Halifax. Accommodation comprises; Entrance lobby, lounge, dining kitchen and lean to. Cellar to lower ground floor. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear and shared driveway. On street parking also available. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.



## Ground Floor

### Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Radiator, coat hooks and staircase access to first floor. Door to lounge;

### Lounge 12'1" max x 13'1" max (3.7 max x 4 max)



Dado rail, coving to ceiling and radiator. Upvc double glazed bay window to front, t.v. aerial lead and electric fire with marble effect base and surround and wooden fireplace. Room stat. Door to dining kitchen;

### Dining Kitchen 7'4" x 15'5" (2.25 x 4.7)



Having a range of wall and base units with laminate worktop and tiled splashback. Space for fridge/freezer, gas cooker point with extractor hood above and plumbing for washing machine. Stainless steel sink and drainer, wall light, radiator and dado rail. Decorative tiled fireplace with gas fire. Upvc double glazed window and Upvc obscure double glazed door to rear. Door to staircase access to lower ground floor.

### Lean To 4'3" x 10'5" (1.3 x 3.2)

### Lower Ground Floor

Programmer, gas meter, electric meter and fusebox. 'Alpha' condensing combi boiler. Tiled floor, radiator and power and light.

### Cellar

### First Floor

## Landing



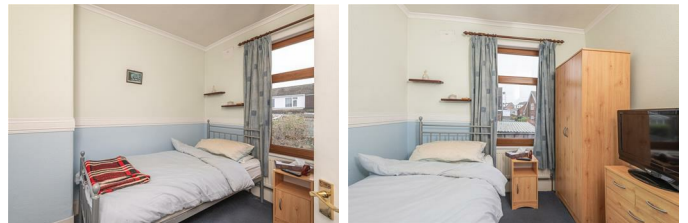
Gas wall heater, loft hatch and Upvc obscure double glazed window to side. Doors to bathroom and bedrooms;

### Bedroom One 12'1" x 12'3" (3.7 x 3.75)



Double bedroom with decorative fireplace, built in wardrobe/cupboard to one alcove. Radiator, Upvc double glazed window to front and wall lights. Overstairs storage with shelving, coat hooks and hanging rail.

### Bedroom Two 8'6" x 8'10" (2.6 x 2.7)



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

### Bathroom 5'10" x 6'6" (1.8 x 2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Part tiled walls, part wood paneled walls and radiator. Air vent and Upvc obscure double glazed window to rear.

## External



To the front is a lawn garden with soil borders having various shrubs and bushes. Shared driveway to side leads to garage. To the rear is a patio garden with bushes and shrubbery.

## Parking

Shared driveway and on street parking available.

## Tenure

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

## Energy Rating

D

## Council Tax Band

B

## 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.

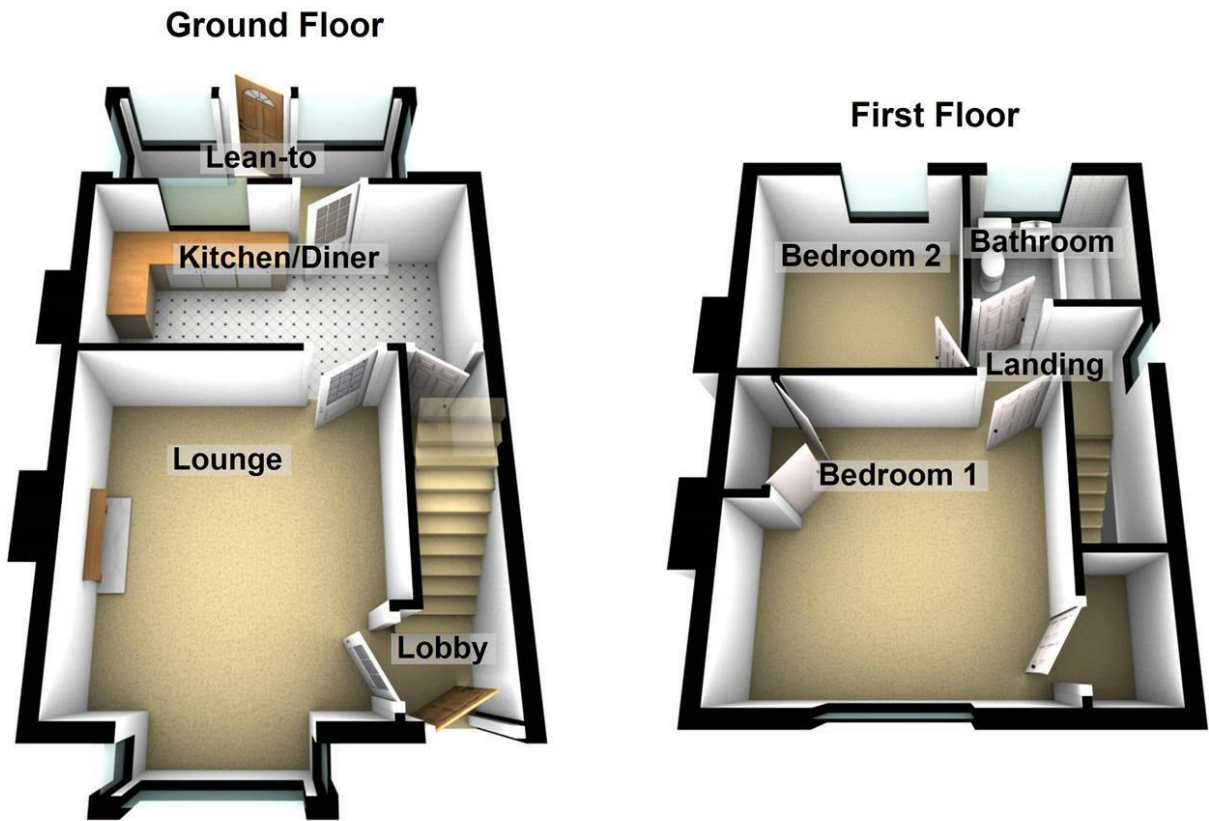
## Boundaries & Ownerships

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.

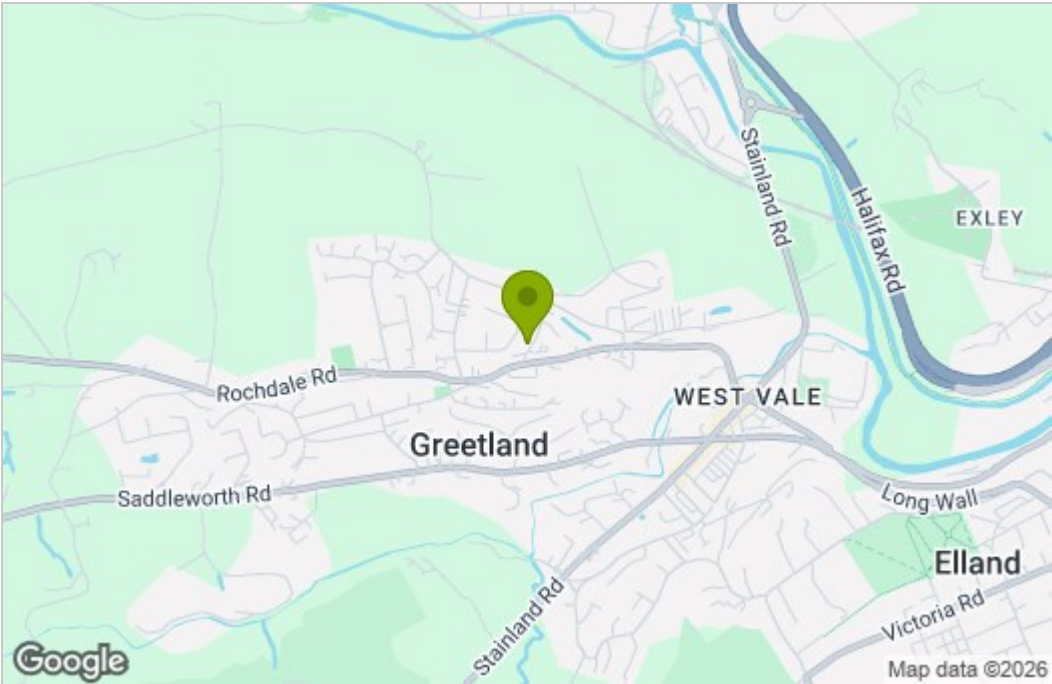
## Mortgages

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.**

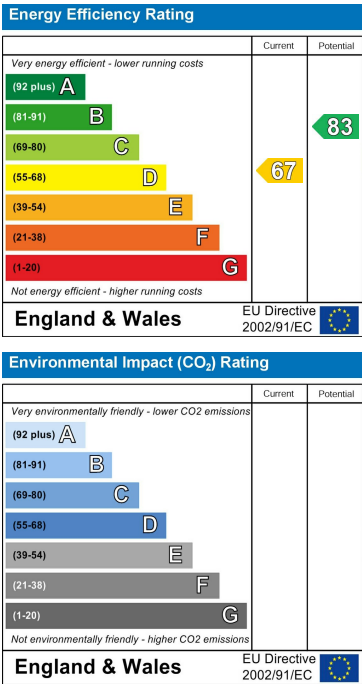
Floor Plan



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.