







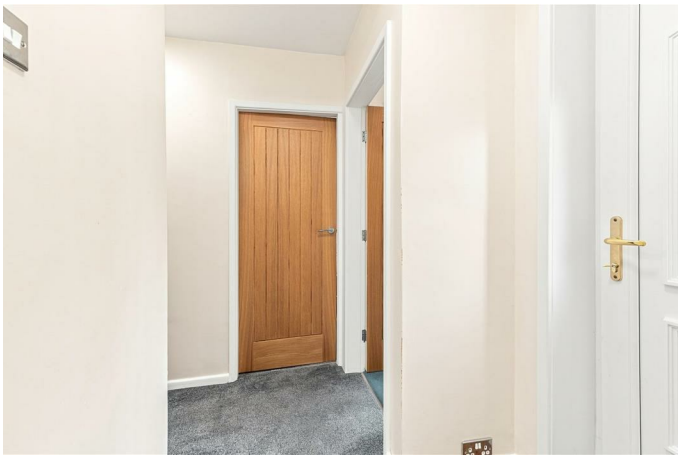
90 Hoults Lane, Halifax, HX4 8HN

£295,000

Offered FOR SALE is this extended THREE bedroom SEMI-DETACHED dormer bungalow in the popular area of Greetland. Accommodation comprises; Entrance hallway, lounge/diner, kitchen, two bedrooms and shower room. To the first floor is a further double bedroom. Gardens front and rear, driveway providing off road parking and 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 essential.

Ground Floor

Hallway



Radiator and doors to staircase access to second floor, bedrooms, shower room, kitchen and lounge/diner;

Lounge/Diner 16'6" max x 22'9" max (5.03m max x 6.93m max)



The lounge area has a radiator, t.v. aerial lead and telephone point. Coving to ceiling and electric fire with sandstone fireplace and tiled surround. Dining area has a laminate floor, radiator and spotlights. Sky light and Upvc obscure double glazed door and Upvc double glazed French doors to rear. Opening to kitchen;

Kitchen 7'10" x 10'9" (2.4 x 3.3)



Having a range of wall and base units with laminate worktop and splashback. Acrylic sink and drainer, four ring gas hob, electric oven and microwave. Washing machine, stop tap and gas and electric meters. Laminate floor, radiator and Upvc double glazed window to side.

Bedroom One 10'11" max x 10'11" max (3.35 max x 3.35 max)



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

Bedroom Two 6'10" x 7'8" (2.1 x 2.35)



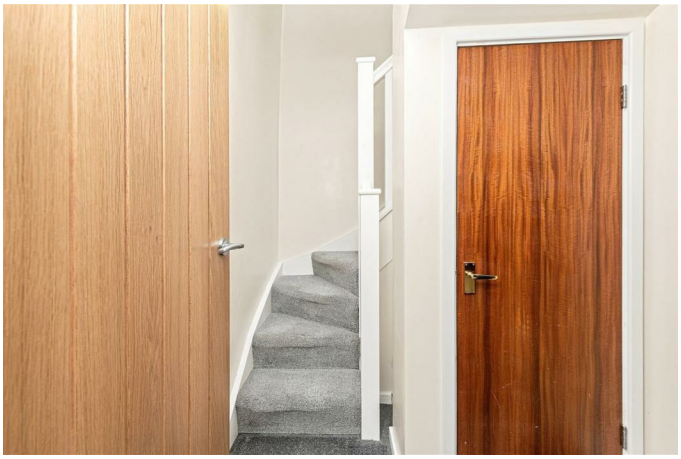
Single bedroom with radiator and Upvc double glazed window to side.

Shower Room 5'8" x 6'10" (1.75 x 2.1)



Three piece suite comprising low flush w.c. pedestal wash basin and walk in double shower with glass shower screen and return and mains and waterfall shower. Laminate ceiling, extractor fan and Upvc obscure double glazed window to front.

Inner Hall



Understairs storage housing the 'Ideal' combi boiler and staircase access to first floor;

First Floor

Bedroom Three 12'1" x 20'8" (3.7 x 6.3)



Double bedroom with radiator, spotlights and plenty of undereaves storage. Two Upvc double glazed dormer windows to rear and double glazed velux window.

External



To the rear is an indian stone patio, lawn and raised border. Wooden shed and external light. External light to side.

Parking

Driveway provides off road parking for 2/3 cars

Garage

Up and over door with power and light.

Tenure

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

Energy Rating

C

Council Tax Band

C

Water

Water Meter

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.

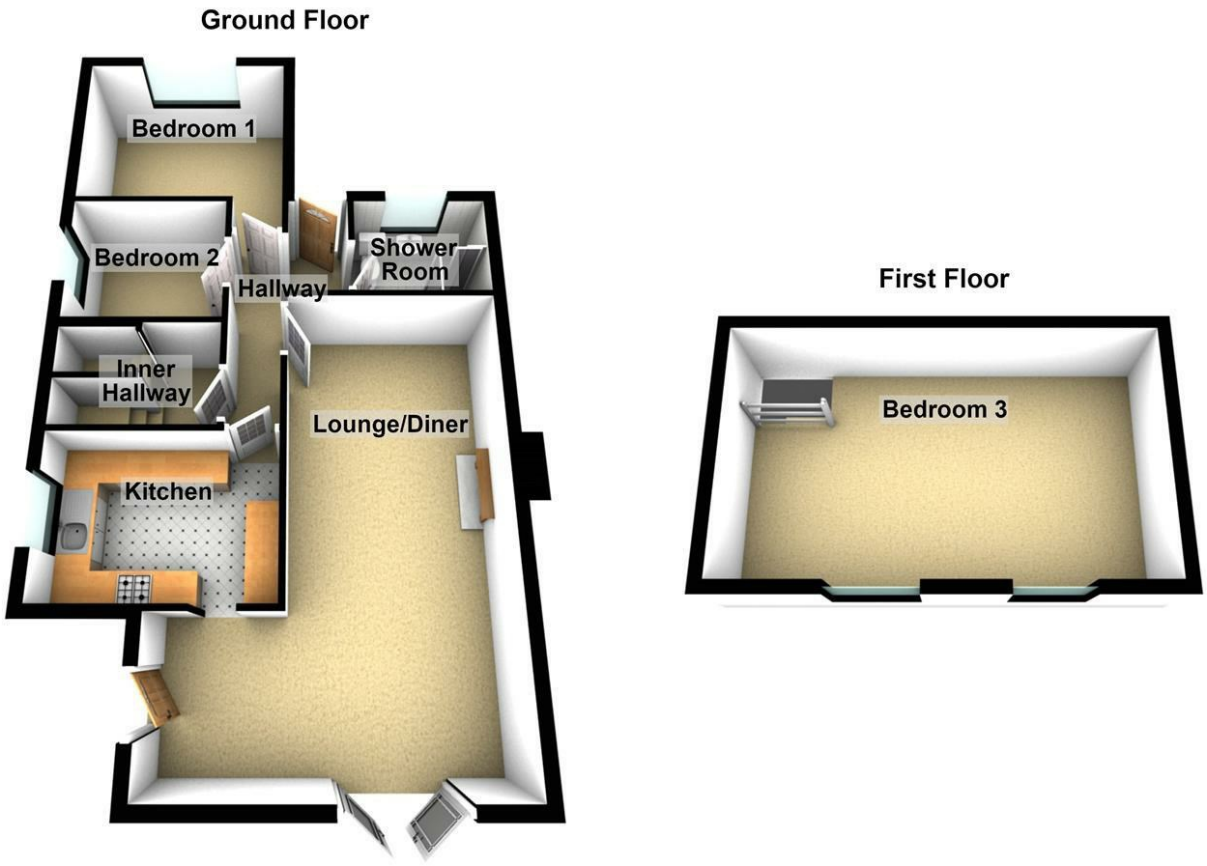
Boundaries & Ownerships

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.

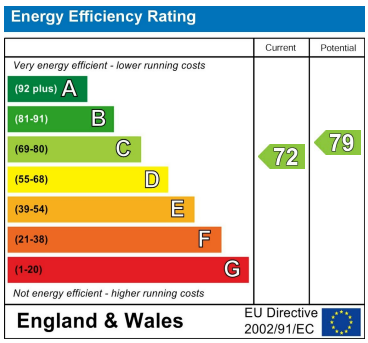
Floor Plan

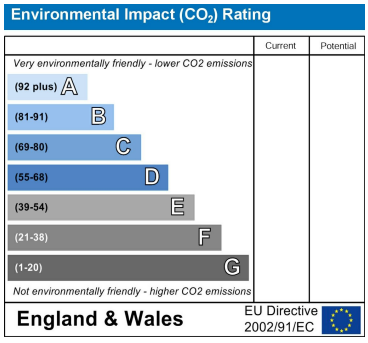


Area Map



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.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk