



**22 Sunnybank Crescent, Halifax, HX4 8ND**

**£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 and dining kitchen with understairs storage. To the first floor; landing, two double bedrooms and shower room. Gardens front and rear. Driveway provides off road parking. Useful outhouse to rear housing the boiler and having space for the dryer. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

## Ground Floor

### Entrance Lobby



Upvc obscure double glazed door and window to side. Staircase access to first floor and doors to dining kitchen and lounge;

### Lounge 10'9" x 12'9" max exc bay (3.3 x 3.9 max exc bay)



Radiator, coving to ceiling and mobile room stat. Upvc double glazed bay window to front, living flame gas fire with marble effect base and surround and decorative fireplace. T.v. aerial lead.

### Dining Kitchen 9'0" max x 10'2" max exc. bay (2.75 max x 3.1 max exc. bay)



Having a range of wall and base units (Halifax Kitchens) with laminate worktop and splashback. 'Hoover' electric oven and grill, 'Hoover' four ring gas hob, stainless steel splashback and extractor hood above. Plumbing for washing machine, stainless steel sink and drainer. Upvc double glazed bay window and Upvc obscure double glazed door to rear. Laminate floor, stop tap, radiator and understairs storage housing the electric meter and fusebox.

## First Floor

## Landing



Upvc obscure double glazed window to rear, radiator and loft hatch. Doors to shower room and bedrooms;

### Bedroom One 10'9" x 12'9" (3.3 x 3.9)



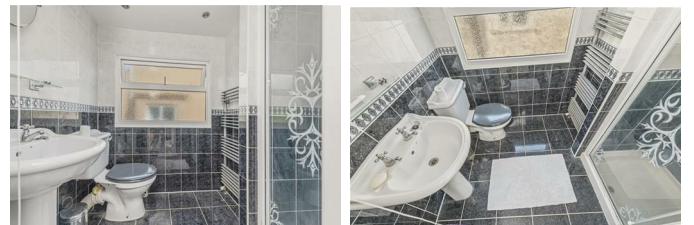
Double bedroom with radiator, Upvc double glazed window to front and built in wardrobes, cupboards and drawers.

### Bedroom Two 7'6" x 9'8" (2.3 x 2.95)



Double bedroom with radiator and Upvc double glazed window to rear

### Shower Room 4'9" max x 7'8" max (1.45 max x 2.35 max)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with 'mira' electric shower. Tiled floor, tiled walls and spotlights. Extractor fan, heated towel radiator and Upvc obscure double glazed window to side.

## External



### **Parking**

Driveway provides off road parking

### **Tenure**

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

### **Water**

Water meter

### **Energy Rating**

TBC

### **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**

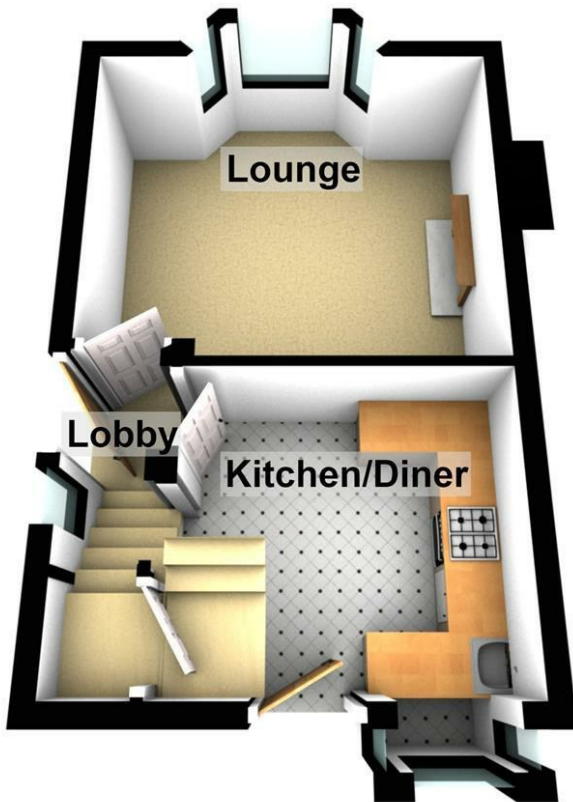
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

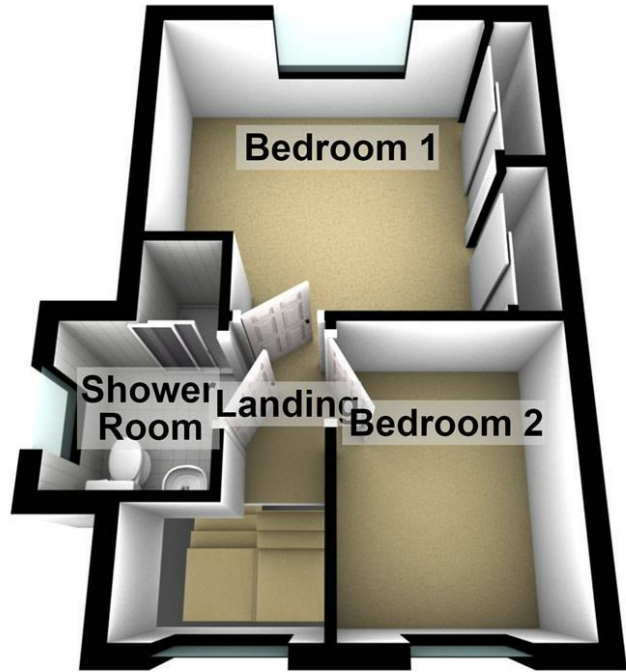
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

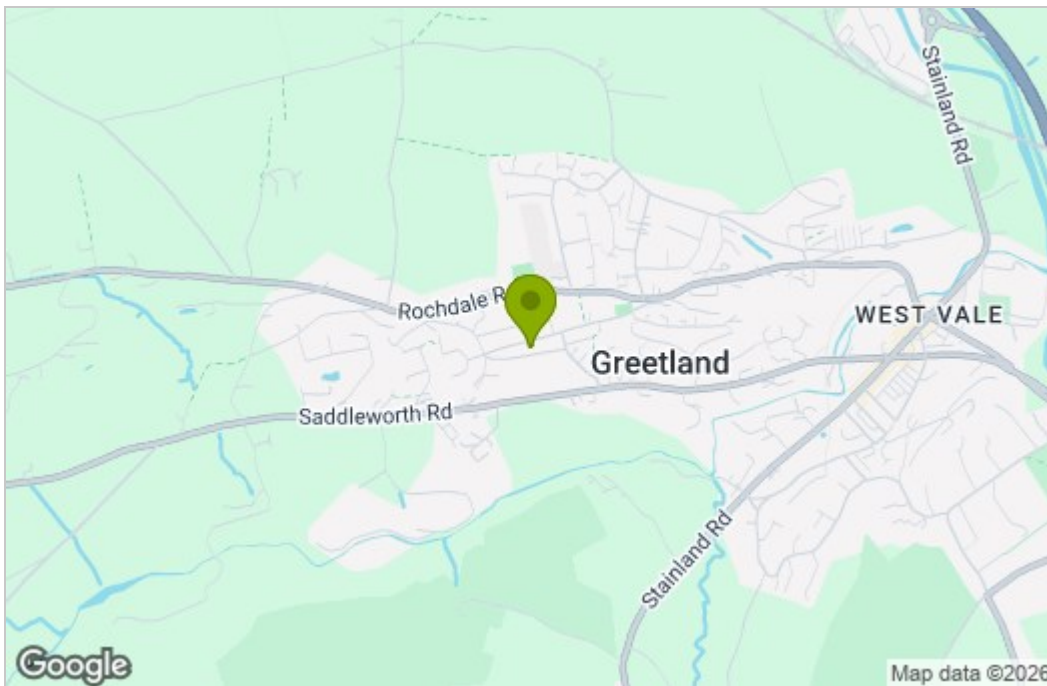
### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.