



107 Dyson Road, HALIFAX, West Yorkshire, HX1 4RL

£120,000

End Terrace

Viewings are handled by the Agent - Viewing by Appointment Only

- SPACIOUS END TERRACE
- KITCHEN WITH PANTRY
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUYER HOME
- TWO BEDROOMS
- BOARDED LOFT SPACE
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE
- GARDENS TO 3 SIDES
- CCTV & BURGLAR ALARM
- VIEWING RECOMMENDED



FOR SALE

A great opportunity for first time buyers or an investor looking to add to their portfolio is this spacious two bedroom end terrace house located in this popular area close to local amenities and public transport into Halifax town centre. Some modernisation required but the property has great potential, there are gardens to the front, side and rear which give a good degree of privacy and a loft space which is boarded out and has a Velux window. The property comprises: Ground floor kitchen with pantry, dining room with patio doors to the rear and lounge. First floor two bedrooms and bathroom. Loft space, CCTV and Burglar alarm. Early viewing is recommended so contact us now to arrange a viewing. Council Tax Band A. EPC Rating D.

GROUND FLOOR

Entrance door leading into the kitchen

Kitchen 2.93m x 1.98m (9'7" x 6'6")

With a pantry room, the kitchen comprises a range of base and wall units with free standing cooker and fridge, extractor hood, stainless steel single drainer sink unit with chrome taps. Walls are fully tiled with window to the rear elevation and central heating radiator.

Dining room 3.15m x 2.71m (10'4" x 8'11")

Spacious room with patio doors leading out to the rear patio area and bi-folding doors leading into the lounge. Central heating radiator.

Lounge 3.90m x 3.86m (12'10" x 12'8")

Good sized room with window to the front elevation, stone fireplace with inset gas fire (not tested), wall lights and central heating radiator.

FIRST FLOOR

Landing area with loft hatch.

Bedroom 1 3.55m x 2.95m (11'8" x 9'8")

Spacious light room with built in wardrobes and storage cupboards. Window to front elevation and central heating radiator.

Bedroom 2 3.95m x 2.68m (12'11" x 8'9")

Another good size bedroom with window to rear elevation and central heating radiator.



FOR SALE

Bathroom

With three piece suite in dark cream, comprising of panelled bath, cupboard housing the sink unit and low flush wc. Electric shower over the bath and useful storage cupboard. Central heating radiator.

Loft space *2.95m x 2.93m (9'8" x 9'7")*

Useful loft space accessed via a pull down ladder on the landing. This room is fully boarded and has a Velux window.

OUTSIDE:

Paved garden area to the front of the property, to the side is an additional spacious patio area which is currently a mix of paved and raised planted areas, this space is very private due to the surrounding trees and fencing. The patio garden to the rear is paved with raised flower beds, having fencing and trees as privacy screening.

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.

We have Mortgage & Conveyancing Services available - Please ask for details.

Disclaimer information

1. Money laundering regulations: Purchasers will be asked to produce identification documentation prior to agreeing a sale so your co-operation is appreciated.
2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Equipment or appliances are not tested by ourselves, accordingly we strongly advise prospective buyers to do the necessary checks before finalising their offer to purchase.
5. Sales particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Any matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Quickmove Estates nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

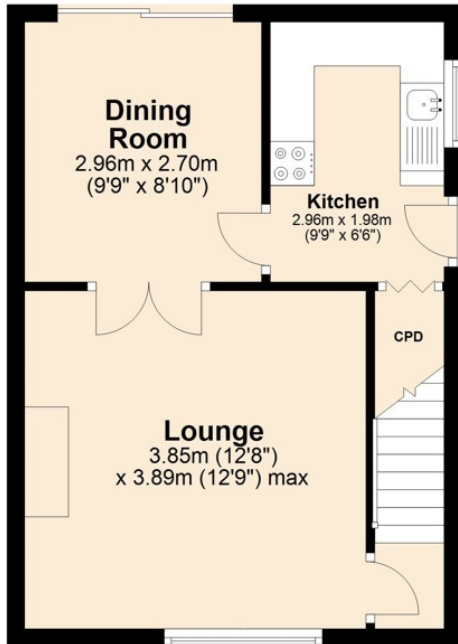




FOR SALE

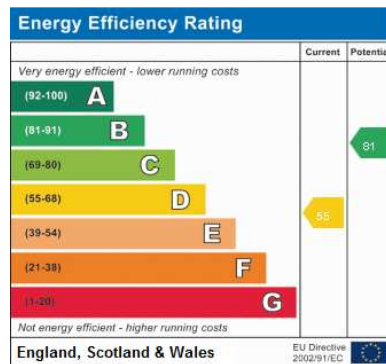
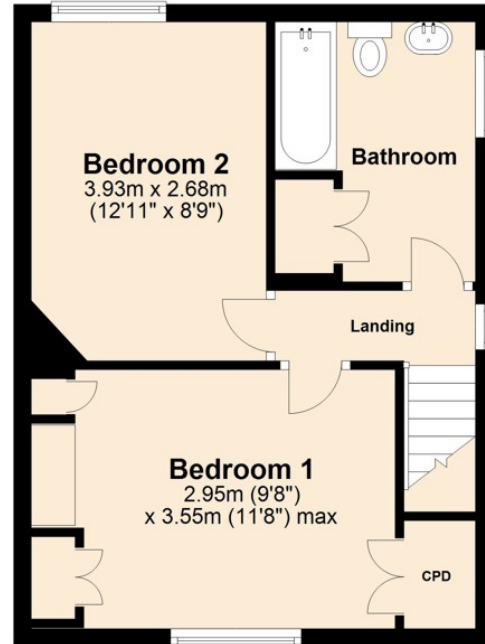
Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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