



**DICKINSON
HARRISON**

42 CARLTON HOUSE TERRACE HALIFAX HX1 2AD



A traditional terrace house on a private road in a nice residential area of Halifax. It consists of 3 bedrooms, bathroom, front lounge, kitchen, garden, fully fitted kitchen with hob/ cooker, fridge freezer, dishwasher and a washer dryer. The property is within easy walking distance to the town centre, railway station, bus station and all the local amenities.

PRICE £85,000

See overleaf for additional information.

Bolton Business Centre, 44-46 Lower Bridgeman St, Bolton, Lancashire, BL2 1DG

Tel: 01204 373250 Fax: 01204 380665

www.dickinsonharrison.co.uk



REFURB SPECIFICATIONS

Contemporary kitchen with built in appliances and tiling

New bathroom suite with shower and bath, glass shower screen and tiling

UPVC windows and doors throughout

New flooring throughout, laminates/tiles in kitchen/bathroom and mid quality carpets elsewhere

New intruder alarm system

Fully damp proofed (If required)

Replacement of all defective/diseased timber joists/beams/sub floors (where necessary)

Full re-plastering, quality décor and new light fittings

New internal doors, locks, hinges

New lounge fireplace and surround (if necessary)

Replacement of all internal wood work (where necessary)

External re-pointing and repainting (where necessary)

Replacement of guttering and rainwater/soil pipe-works (where necessary)

Roof repairs/replacements (if necessary)

Garden works, external walls replaced/renovated (where necessary)



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