



**DICKINSON
HARRISON**

7 SPRING HALL COURT, HALIFAX, HX1 4TR.



In the Pellon area of Halifax and is situated in a quiet development of similar houses that are within walking distance of the shops/supermarket and bus links into the town centre. This is a three bedroomed mid town house and has a downstairs toilet, large lounge and fully fitted kitchen. To the rear of the property there is a garden area. It has upvc double glazing and is centrally heated.

PRICE £95,000

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 THIS PROPERTY IS COVERED WITH A 12 MONTH GUARENTEE.

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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