



Third Avenue, Halifax, HX3 0DT
£190,000

E&H Edkins Holmes
ESTATE AGENTS

Stylish, Versatile Home in a Sought-After Location

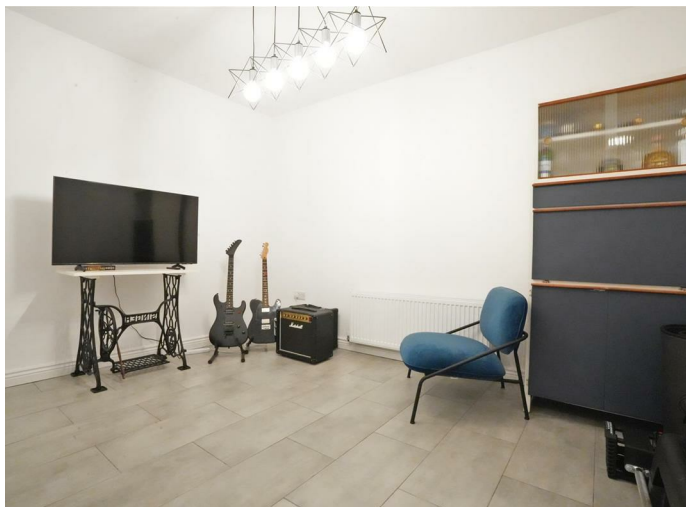
Beautifully updated and thoughtfully modernised by the current owner, this superb property offers stylish and flexible living space - ideal for first-time buyers, a growing family, or those looking to downsize while retaining generous accommodation. Set in the ever-desirable Skircoat Green, this is a home ready to move straight into.

The ground floor features two inviting reception rooms, each offering a warm and versatile setting for everyday living. Stairs lead down to the lower ground floor, where you will find a modern dining kitchen, a practical cloakroom, and a spacious occasional room - perfectly suited for use as a home office, gym, TV room or playroom.

To the first floor are two well-proportioned bedrooms alongside the contemporary house bathroom. The second floor hosts an impressive en-suite bedroom complete with a walk-in wardrobe, creating a private and tranquil retreat.

Externally, the property benefits from enclosed, low-maintenance gardens to both the front and rear, providing attractive and practical outdoor space.

Stylishly presented throughout and located in one of Skircoat Green's most sought-after areas, Third Avenue is a wonderful home that must be viewed to be fully appreciated.



To the Ground Floor:

Lounge 10'7" x 13'11" (3.248 x 4.244)
Radiator. UPVC double glazed window to front elevation.
Composite front door.

Second Reception Room 11'2" x 13'10" (3.424 x 4.228)
Built-in coat storage cupboard. Radiator. Composite door to rear elevation. UPVC double glazed window to rear elevation.

Inner hallway
Stairs to first floor.

To the Lower Level:

Dining Kitchen 10'8" x 12'2" (3.254 x 3.727)
Modern fitter kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Electric oven. Induction hob with extractor hood over. Integrated washing machine and dishwasher. Designer radiator. Double glazed window to rear elevation.

Occasional Room 9'4" x 11'7" (2.862 x 3.555)
Radiator.

To the First Floor:

Landing
Stairs from inner hall and to second floor.

Bedroom Two 10'8" x 13'11" (3.256 x 4.255)
Feature fireplace. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 6'7" x 9'5" into alcove (2.008 x 2.886 into alcove)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Modern three piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Towel radiator. UPVC double glazed window to front elevation.

To the Second Floor:

Master Bedroom 12'2" x 12'8" (3.730 x 3.876)
Feature fireplace. Electric heater. Walk in wardrobe. Velux window.

En-Suite
Stylish three piece suite wash hand basin, WC and shower cubicle. Extractor fan.

To the Exterior:

Front Garden
Enclosed patio garden.

Rear Garden
Yorkshire stone paved yard.

Council Tax Band
B

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
swim.blues.basin

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