



**21 FIRST AVENUE  
SAVILE PARK  
HALIFAX  
HX3 0DL**

Are you looking for a traditional family home you can modernise to your own taste? This could be just the ticket. Situated off the ever popular Manor Drive, set away from the road, this really is an opportunity for anyone willing to provide some love to get the property they really want. Gas central heating and uPVC double glazing have been installed, but there's still room to modernise and decorate to your own tastes. The accommodation's a good size, too, starting with the storage cellar in the basement and working through the ground floor, with a formal hallway, a nice lounge, a dining room and a separate kitchen. Upstairs there are three surprisingly spacious bedrooms and a house bathroom, and there's a large attic bedroom to the second floor. Outside we have a small yard to one side and a mainly paved garden to the other. If you're happy doing some work to get your family home just as you want it then you really should come and have a look round 21 First Avenue.

**£150,000**

## **PORCH to ENTRANCE HALL**

A nice entrance porch which leads to a formal hall.

### **LOUNGE**

4.27 x 3.84 (14'0" x 12'7")

A lovely living room which has a traditional style wooden fireplace enclosing a fitted gas fire and with ceiling coving.



### **DINING ROOM**

4.24 x 3.52 (13'11" x 11'7")

A good sized reception room which has a fireplace enclosing a fitted gas fire.



### **KITCHEN**

3.00 x 2.10 (9'10" x 6'11")

Fitted with base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a sink unit with mixer tap and integrated gas hob with electric oven beneath and canopy hood above.



## **CELLAR**

A small storage cellar.

## **FIRST FLOOR LANDING**

A galleried landing.

### **BEDROOM ONE**

4.29 x 3.54 (14'1" x 11'7")

A good sized double bedroom which has cupboards fitted beside the chimney breast.



### **BEDROOM TWO**

4.27 x 3.53 (14'0" x 11'7")

Another good sized double room.



### **BEDROOM THREE**

2.61 x 2.16 (8'7" x 7'1")

A surprisingly nice sized third bedroom.





## SHOWER ROOM

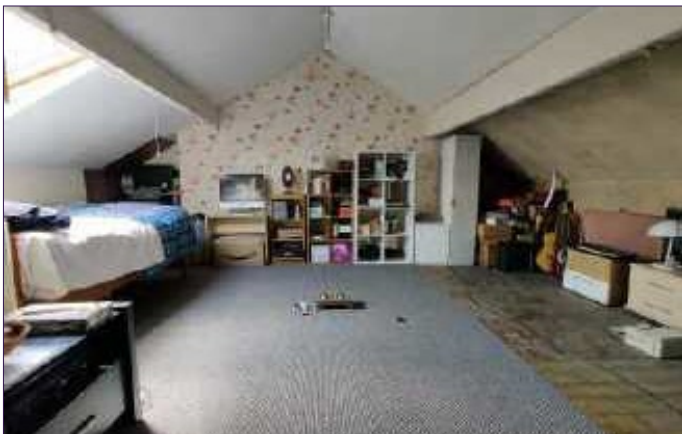
Fitted with a white three piece suite consisting of a low level WC, a wash basin and a double sized shower enclosure to fully tiled walls.



## BEDROOM FOUR

5.74 x 5.42 narrowing to 3.14 (18'10" x 17'9" narrowing to 10'4")

A large attic bedroom with a velux window and a useful storage cupboard.



## OUTSIDE

The property has an enclosed yard to the rear and an enclosed paved garden to the front, bordered with shrubs and fence.



## ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: C.



## DIRECTIONS

Leave Halifax via Skircoat Road, bearing right into Heath Road. At the traffic lights turn right into Free School Lane. After a short distance turn left onto Manor Drive. First Avenue is on the left hand side, but go past and turn left into Second Avenue where the property will be found immediately on the left hand side. Postcode: HX3 0DL.

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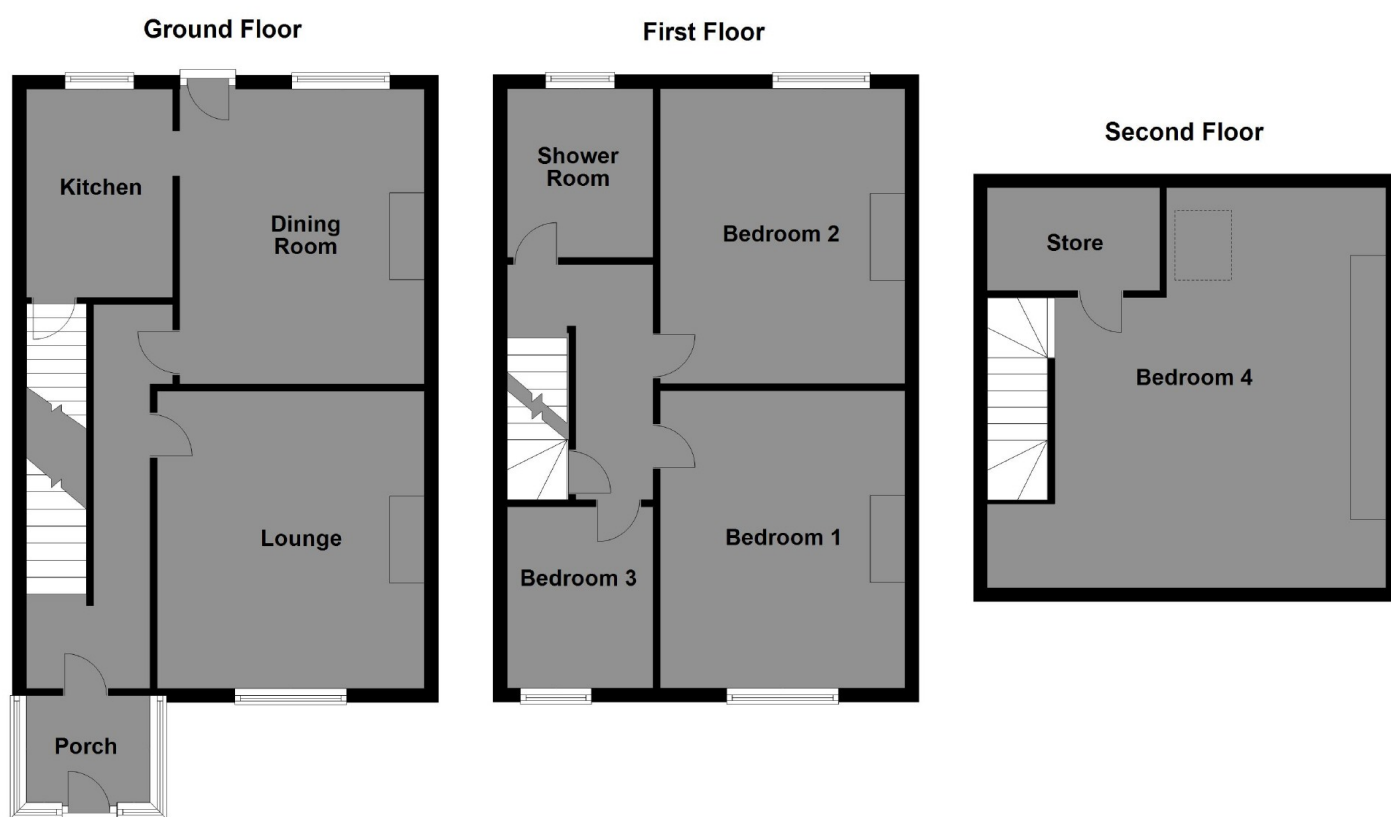
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Floor plans are indicative and are not drawn to scale.  
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