



## 17 Charles Avenue

Southowram, Halifax, HX3 9RZ

Offers Around £225,000

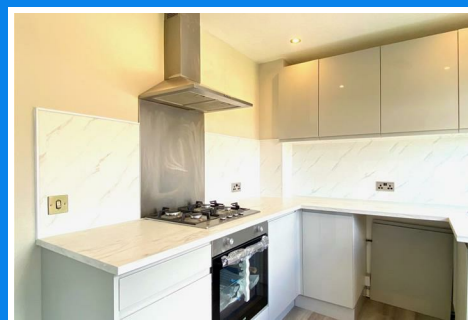
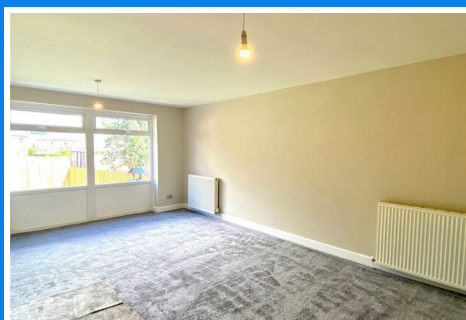
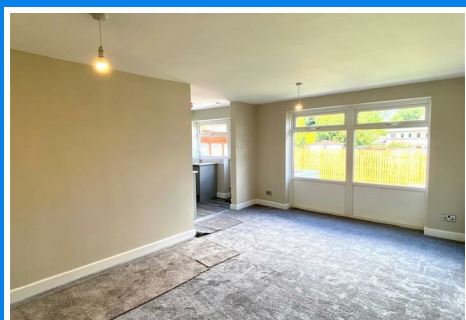




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A charming bungalow nestled in the semi-rural village of Southowram. This delightful property boasts a recent renovation, ensuring a fresh and modern feel throughout.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The bungalow features two comfortable bedrooms, ideal for a small family or those in need of a guest room or home office space.

The property also includes a well-appointed bathroom, providing convenience and comfort for its residents. With parking space for two vehicles, you'll never have to worry about finding a spot after a long day.

One of the standout features of this property is its location in Southowram, known for its picturesque surroundings and community feel. Residents can enjoy the tranquillity of village life while still being within reach of local amenities and good schools, making it an ideal choice for families.

If you're looking for a true bungalow experience in a peaceful setting, 17 Charles Avenue is the perfect place to call home. Don't miss out on this wonderful opportunity to embrace countryside living with all the comforts of a modern lifestyle.

## Entrance

Through UPVc door into hallway.

## Living Room

A generous-sized living room with large windows to the front of the property. Space for furniture and furnishings.

## Kitchen

A newly fitted kitchen with wall and base units with complementary worktops, inset stainless steel sink and drainer. Integrated electric oven and grill, gas hob and hooded extra fan. Space and plumbing for additional appliances.

## Bedroom One

A master bedroom, neutrally decorated and a window to the front of the property.

## Bedroom Two

Another double bedroom, neutrally decorated with a window to the rear.

## Bathroom

A three piece bathroom suite consisting of: wc, hand-basin and bath with rainfall shower over, Aqua panel.

## External

Secure private garden to the rear and a private driveway to the front,

## Directions

For Satnav please use the postcode HX3 9RZ.

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: 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: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



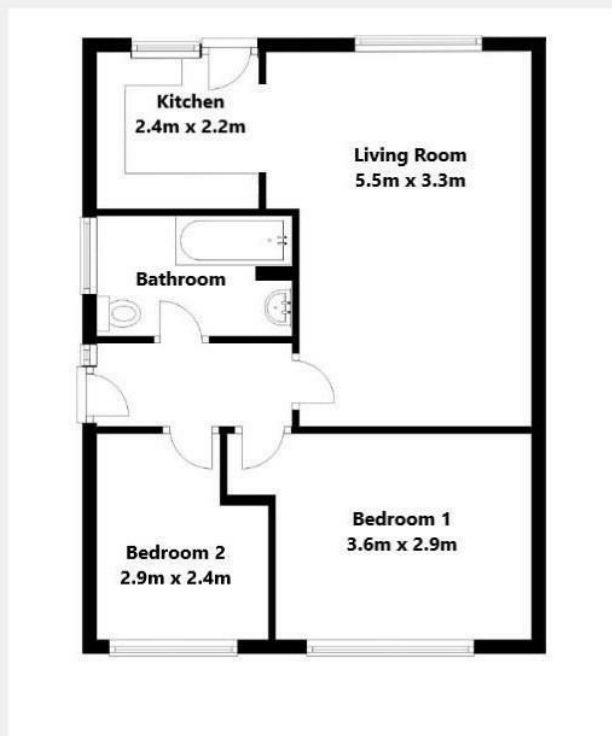
## Hybrid Map



## Terrain Map



## Floor Plan

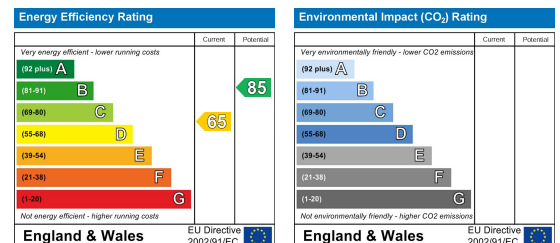


Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.