



16 Leyburn Avenue, Halifax, HX3 8NX

Offers Over £425,000

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This three-bedroom semi-detached home offers extensive driveway parking, a large detached garage, and front and rear gardens. Featuring an open-plan kitchen/dining room and spacious living areas, this property is perfect for family living.



Council Tax Band: D



Available on the market, this three-bedroom semi-detached property boasts ample driveway parking, a large detached garage, and generous front and rear gardens. With an open-plan kitchen/dining area and large living spaces, it provides a comfortable and modern living environment.

Ground Floor

Entrance Hall: Welcomes you with stairs to the first floor, access to the living room, kitchen/diner, and ground floor bathroom.

Kitchen: Equipped with a range of wall and base units, integrating a double grill oven, gas hob, black extractor fan, dishwasher, fridge/freezer, and a stainless steel sink with tap and drainer. The L-shaped breakfast unit adds extra dining space. The kitchen features a rear-facing window, a door to the rear garden, and wood-effect flooring for a modern touch.

Dining Room: Open-plan with the kitchen, includes a rear-facing window and ample space for a dining table and chairs.

Lounge: A spacious carpeted room with a large front-facing bay window, gas fire with mantelpiece and multiple seating arrangements. The room is enhanced by coloured pane glass and tall ceilings.

WC: Comprises a hand wash basin, WC, and an obscured side-facing window.

First Floor

Master Bedroom: Fully carpeted, featuring a front-facing bay window and ample space for a king-size bed.

Bedroom Two: Another spacious double room, carpeted and fitting a king-size bed. Includes fitted wardrobes and a rear-facing window with coloured panes.

Bedroom Three: Features a front-facing window, space for a double bed, and freestanding furniture.

House Bathroom: Includes a walk-in shower with a bar mixer tap, sink, towel heater, fitted bath, and a rear-facing obscured window.

Toilet: Separate WC for convenience.

Exterior

Driveway: Extensive driveway parking leading to a large detached garage with utility area that includes plumbing for a washing machine, space for a tumble dryer and sink.

Gardens: Well-maintained front and rear gardens, with the rear garden being private and surrounded by hedging and foliage.

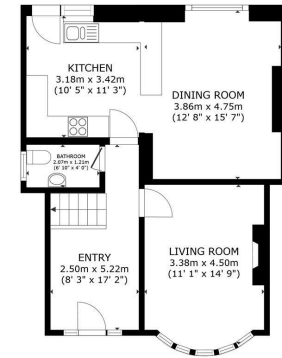
This semi-detached home combines modern living spaces with charming features, making it an ideal family home with plenty of outdoor space and convenient amenities.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 60.1 m² (647 sq ft) FLOOR 2: 37.2 m² (401 sq ft)
 TOTAL: 97.3 m² (1,048 sq ft)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

