



6 Brookeville Avenue, Halifax, HX3 8DZ

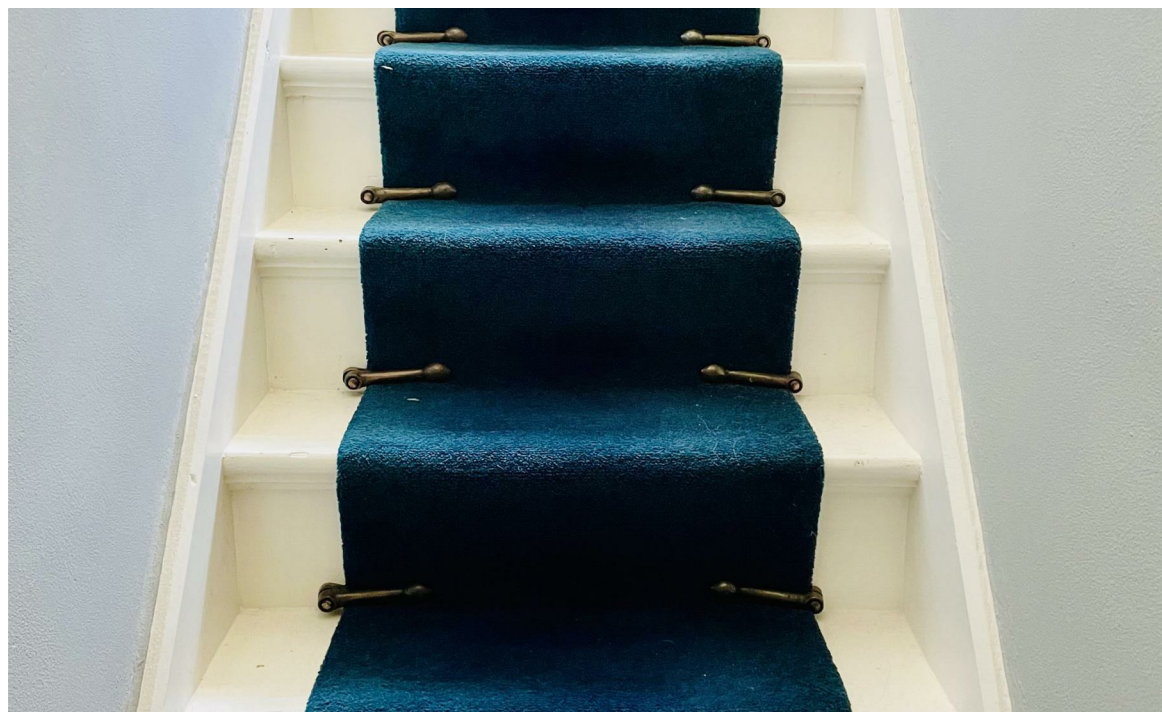
£220,000

6 Brookeville Avenue, Halifax HX3 8DZ

An immaculately presented and stylish three-bedroom end-terrace home built in 1911 and retaining many of its original features, situated in the sought-after tree-lined street of Brookeville Avenue, Hipperholme. Benefiting from original character, new roof with a 10-year guarantee, gas combi boiler still under a British Gas guarantee and Composite front door. The property is within walking distance to local schools, shops and other amenities, including Hipperholme High Street.



Council Tax Band: B



Entrance.
Leading from the garden path to the family lounge.

Lounge.
A spacious family lounge with stylish decor, the lounge can accommodate a large sofa suite, coffee table and media unit. Plentiful natural light is gained via the large front-facing window. Feature gas fire with surround.

Kitchen/Diner.
A fully fitted kitchen dining room with floor and wall-mounted storage cupboards and draws. Intergrated appliances consisting of a gas stove and oven. Solid worktops adding additional preparation space. Stylish feature wall with original tiling. The kitchen can accommodate a large dining table with multiple seating arrangements, access to the dry cellar and rear patio garden.

Cellar.
A dry cellar ideal for further storage, additional electrics and plumbing for a washer/dryer. The cellar is currently used as a laundry room with a washing machine and dryer installed. It also provides lots of storage space as well as the benefit of natural light from the fully opening window.

First Floor Landing.
Leading to the house bathroom, principal bedroom, two and three.

Bedroom One - Principal.
The principal room that can accommodate a large double bed, bedside tables and free-standing wardrobes. Original feature fireplace adding further character and style.

Bedroom Two.
A double bedroom that can accommodate a double bed and free-standing bedroom furniture. This room is currently being used as a dressing room.

Bedroom Three.

Gained via a separate staircase to the top floor third bedroom. That can accommodate a double bed, bedside tables and free-standing bedroom furniture. Additional fitted storage is available in the eaves of the roof.

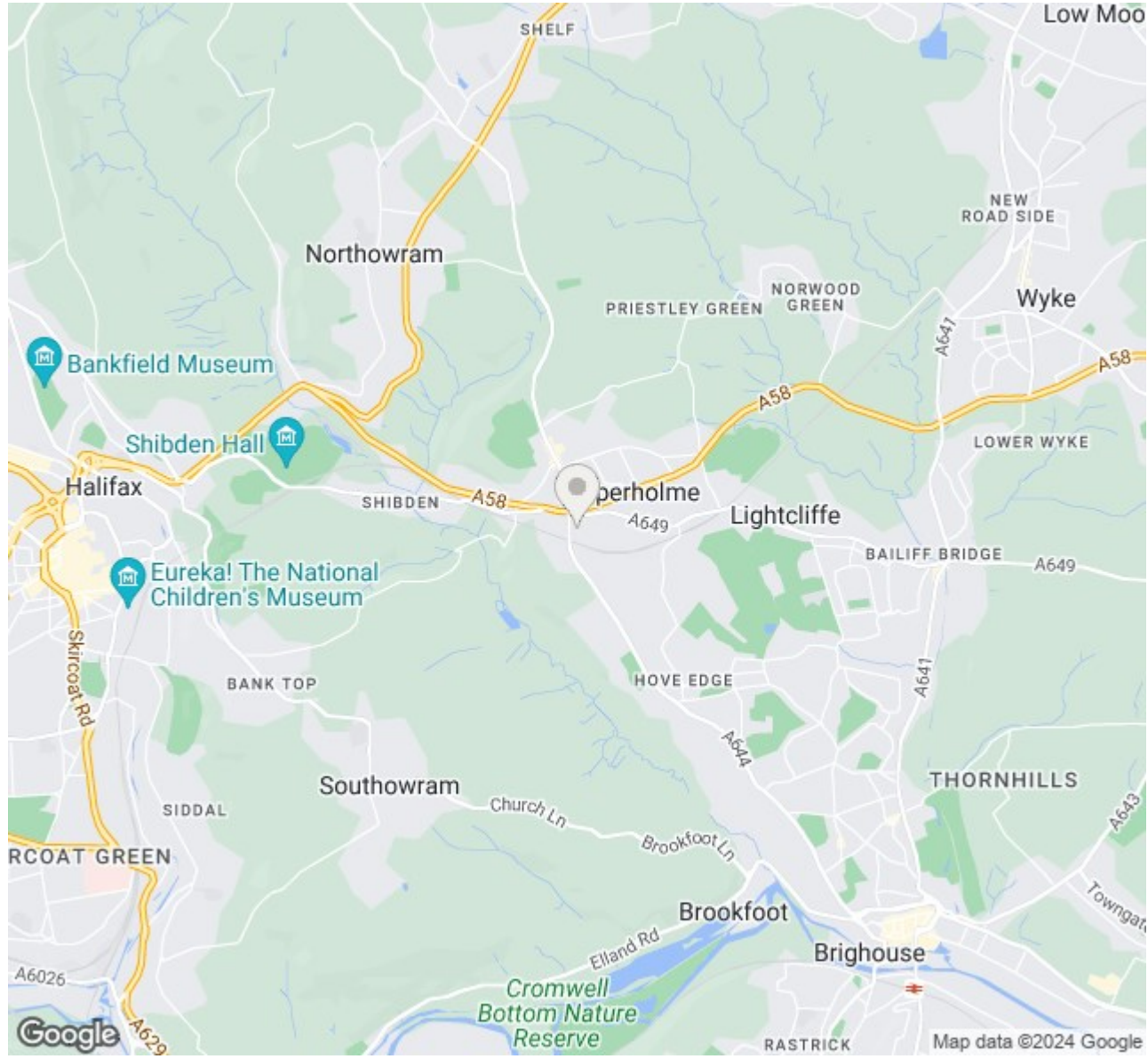
Garden.
A tranquil rear lawned garden with established hedges and shrubs. Access to the rear and side of the property.

Parking.
On-road parking is available on Brookeville Av with a shared driveway.

Agent Notes & Disclaimer.
The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.







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