



12 Park View Avenue, Halifax, HX3 7AW

£242,500

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Discover this exceptional three-bedroom semi-detached home, perfectly positioned in the prestigious Park View, Northowram. This unique property combines charming character with modern, open-plan living, and boasts breathtaking views over Shibden Valley and Park.



Council Tax Band: C



Entrance

Step through a charming new porch into a welcoming hallway, designed with convenience in mind. This space offers ample room for shoes, coats, and more, seamlessly connecting you to the heart of the home.

Open-Plan Kitchen/Diner

The expansive kitchen and dining area boasts stylish laminate wood-effect flooring, creating a warm and inviting ambiance. Outfitted with high-spec appliances, including a Rangemaster cooker, integrated washing machine and tumble dryer. The kitchen is as functional as it is beautiful. Cream wall-mounted units with integrated storage and a wine rack ensure ample space for all your culinary needs. The coloured composite sink and draining board, positioned beneath a large double-glazed UPVC window, offer delightful views of the rear garden. The dining area comfortably accommodates a family-sized table and chairs, perfect for gatherings. Additional under-stair storage, currently used as a pantry, adds to the practicality.

Lounge

The spacious family lounge is perfect for relaxation, offering enough room for two large sofas, a media unit, and a coffee table. A fully functional gas fire adds warmth and charm, while the large double-glazed bay window frames breathtaking views of Shibden Valley.

Landing

The airy landing provides access to three inviting bedrooms and the house bathroom.

Master Bedroom

This serene, carpeted double bedroom is flooded with natural light from a large double-glazed UPVC window that offers picturesque views of Shibden Valley. Integrated storage units enhance the room's minimalist aesthetic, creating a peaceful retreat.

House Bathroom

The elegant house bathroom features a spacious bath with a bar mixer tap, a modern vanity sink unit, a low-level flush toilet, and a sleek bar mixer shower cubicle, combining style and functionality.

Second Bedroom

A comfortable, carpeted double bedroom with integrated storage and double-glazed UPVC windows overlooking the tranquil rear garden, making it an ideal sanctuary.

Third Bedroom

A cozy, carpeted single bedroom featuring an integrated storage cupboard, perfect for a child's room or home office.

Garden

The beautifully landscaped tiered garden is a sun-soaked haven throughout the day, brimming with lush foliage. A charming summer house offers a cozy spot for special occasions and family gatherings, with plenty of room for outdoor furniture to enjoy alfresco dining or relaxation.

Parking

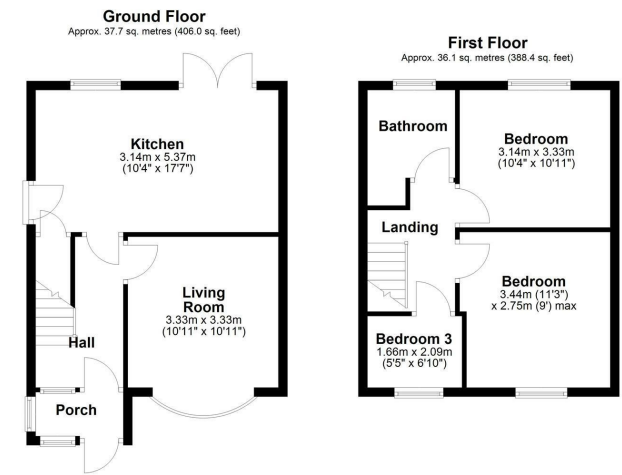
Convenient on-street parking is available.

Agent Notes.

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.







Total area: approx. 73.8 sq. metres (794.5 sq. feet)

