



6 Brookeville Avenue, Halifax, HX3 8DZ

£220,000



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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

The entrance leads from the garden path into the spacious family lounge.

Lounge

This generously proportioned family lounge boasts stylish decor and offers ample space for a large sofa suite, coffee table, and media unit. A large front-facing window allows plenty of natural light to flood the room, while a feature gas fire with surround adds a touch of warmth and character.

Kitchen/Diner

A fully fitted kitchen and dining area with both floor and wall-mounted storage cupboards and drawers. The integrated appliances include a gas stove and oven, complemented by solid worktops that provide additional preparation space. A stylish feature wall with original tiling adds charm. The kitchen can comfortably accommodate a large dining table with multiple seating arrangements. There is also access to the dry cellar and the rear patio garden.

Cellar

A dry cellar, ideal for additional storage, also includes plumbing and electrics for a washer/dryer. Currently serving as a laundry room, it is equipped with both a washing machine and dryer. The cellar benefits from ample storage space, with natural light streaming in through a fully opening window.

First Floor Landing

The first floor landing provides access to the house bathroom, principal bedroom, and bedrooms two and three.

Bedroom One - Principal

The principal bedroom can easily accommodate a large double bed, bedside tables, and free-standing wardrobes. An original feature fireplace adds to the room's character, providing a touch of charm and style.

Bedroom Two

This double bedroom offers ample space for a double bed and free-standing bedroom furniture. Currently, it is being used as a dressing room.

Bedroom Three

Accessed via a separate staircase, this third bedroom is large enough to fit a double bed, bedside tables, and free-standing furniture. Additional fitted storage is available in the eaves of the roof, offering further practicality.

Garden

A peaceful, lawned rear garden, with established hedges and shrubs, provides a private outdoor space. There is access to both the rear and side of the property.

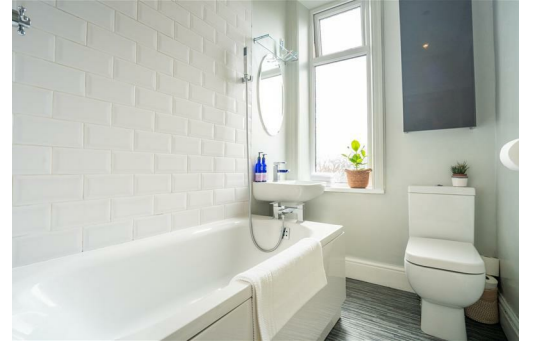
Parking

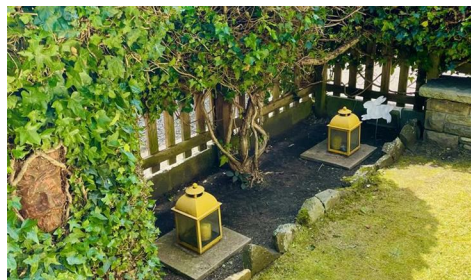
On-road parking is available on Brookeville Avenue, with a shared driveway offering additional convenience.

Agent’s Notes & Disclaimer

The details provided in this listing do not form part of an offer or contract and should not be regarded as a representation. Interested parties are advised to verify the accuracy of all information, including the tenure/lease details, fixtures and fittings, and any planning/building regulation consents, particularly if the property has been extended or converted. All dimensions are approximate and provided for guidance only; floor plans are not to scale and their accuracy cannot be guaranteed. References to appliances or services do not imply they are in working order or fit for their intended purpose.







Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

