



**7 The Avenue, Hipperholme, Halifax, HX3 8NP**  
**£465,000**

A splendid FOUR BEDROOM semi detached family home in a most sought after residential location. The property offers spacious room sizes throughout with original features, south facing rear garden and ample off road parking and a garage.

Internal viewing is essential to appreciate this fantastic family home, ideally positioned in this most sought after of locations and within close proximity to the highly regarded nearby schools and excellent transport links. The property itself is a mature and imposing semi detached with a blend of period features and modern home comforts. Benefits include a magnificent open plan kitchen/living/dining area which creates a wonderful and large family space, a south facing conservatory and rear garden with established trees, plants and shrubs, a ground floor wet room and a generously sized garage with electric door and utility area to the rear.

#### **EPC RATING - TBC**

#### **COUNCIL TAX BAND - C**

#### **GROUND FLOOR**

##### **ENTRANCE HALLWAY**

A bright and pleasant entrance area with a tiled floor, central heating radiator and a double glazed window.

##### **LOUNGE**

Reception room located to the front of the house with a double glazed bay window, central heating radiator and feature cornice.

##### **OPEN PLAN LIVING/DINING/KITCHEN**

A large open plan space the real hub of this family home. The kitchen area is fitted with a range of wall and base units with a contrasting work surface over incorporating a sink and mixer tap. There is an integrated double electric oven with gas hob and extractor over and a dishwasher. Breakfast bar seating, plumbing for a washing machine and door to the pantry. The living/dining area is spacious with room for a dining table and sofa and benefits from a feature multi fuel burning stove set within a chimney breast. There is a central heating radiator and two doors opening to the conservatory.

##### **PANTRY**

Useful and good size storage area housing the combi boiler.

##### **CONSERVATORY**

Large conservatory which stretches almost the full width of the property. Three central heating radiators and door to the rear garden.

##### **WET ROOM**

A ground floor wet room with shower unit, low flush W.c and hand wash basin. Tiling to the floor and walls, central heating radiator and a double glazed window.

#### **FIRST FLOOR**

##### **WC**

Positioned off a half landing and comprising of a low flush W.c and hand wash basin. Double glazed window tiling to the floor and walls and a central heating radiator.

#### **LANDING**

##### **BEDROOM**

To the rear elevation with an extensive range of fitted wardrobes, a double glazed window and central heating radiator.

##### **BEDROOM**

To the front elevation with a central heating radiator and double glazed window.

##### **BEDROOM**

A third double bedroom, with a hand wash basin, double glazed window, central heating radiator and loft access.

##### **BEDROOM**

A fourth bedroom with fitted wardrobes, a central heating radiator and a double glazed window.

##### **BATHROOM**

A splendid house bathroom with a large walk in, glass screened, shower area, corner bath and a hand wash basin. Heated towel rail, tiled flooring and a double glazed window.

##### **EXTERNAL**

To the front of the property an established garden and drive way leading to the garage and providing off road parking. To the rear an enclosed and private garden with an array of mature trees, plants and shrubs and various patio areas and vantage points to enjoy the south facing aspect. Large storage shed.

##### **GARAGE**

The garage can be accessed from the front of the property via an electrically powered door and provides ample storage and parking options. There is a door through to the Utility Area which has fitted units and work surface, sink with taps and plumbing for a washing machine. There is a further door from the utility room to the rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 