



**22 Watford Avenue, Halifax, HX3 8QL**  
**£925**

Well positioned at the end of a pleasant cul-de-sac in the highly sought after Norwood Green, is this splendid TWO BEDROOM mid terrace. The property is well presented and has the benefit of off road parking, rear garden with an open fields view and conservatory.

EPC RATING - D

COUNCIL TAX BAND - B

## GROUND FLOOR

### ENTRANCE HALL

#### LOUNGE

Bay fronted lounge with a double glazed window, central heating radiator, wood flooring and a feature electric stove set within a chimney breast with stone mantle.

#### KITCHEN

Splendid kitchen fitted with a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Double electric oven with ceramic hob and extractor over. Tiled flooring, central heating radiator, double glazed window and door to the conservatory. There are two storage areas, one is generously sized, the other houses the combi boiler.

#### CONSERVATORY

Pleasant conservatory with lovely views and doors to the rear garden

## FIRST FLOOR

### LANDING

#### BEDROOM

Double bedroom with a double glazed window, built in wardrobes and a central heating radiator.

#### BEDROOM

To the rear elevation with far reaching views, a double glazed window and central heating radiator.

#### BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with shower and screen over. Tiled flooring, central heating radiator and a double glazed window.

## EXTERNAL

There is extensive space at the front with an area to sit out and further room to park vehicles. To the rear a paved garden which backs on to adjoining fields.

