



4 Hill Park Avenue, Halifax, HX3 5JJ



SHERIDAN  
BAILEY  
PROPERTY





Contemporary styled 3 bed semi- detached property situated in a quiet cul-de-sac position  
 This home is not to be missed. Beautifully styled throughout, this home is ready to move into and it is obvious it has been a much loved family home.  
 The property briefly comprises, entrance hall, living room, dining room/second reception room which may be used as a home office or playroom, kitchen with ample storage and preparation space, downstairs WC, utility room and access to Integral garage.  
 On the first floor there is a Master Bedroom, double bedroom, single bedroom and family bathroom. Useful loft access with drop down ladders and is partially boarded.  
 Externally the front of the property is laid to lawn with shrubs and borders, as well as an attractive slate pathway. Double gates provide access to a single driveway and integral garage  
 To the rear of the property is a two tiered enclosed garden, well screened for privacy. A decked patio area with outdoor lighting, perfect for garden furniture and BBQ's. A gate and stone steps lead up to the top tier with low maintenance artificial lawn, playhouse and garden shed, ideal Winter storage for outdoors equipment.  
 This home is not be missed and early viewing is advisable.

**Asking price £235,000**







### Entrance Hall

Front door leads into welcoming Entrance Hall with staircase off the first floor landing and access to all ground floor accommodation.

### Living Room

Beautifully styled Living Room with large window to front elevation providing a room full of natural light. Wooden surround fireplace with black marble back and hearth with inset gas fire. Ample space for corner sofa/double sofas as well as occasional living room furniture.

### Kitchen

Contemporary styled Kitchen with comprising a range of cream hi gloss wall and base units with solid wood work tops over providing plenty of preparation space and ample storage. Under cupboard lighting. Integrated appliances include single electric oven, 4 burner gas hob and extractor over. Black 1.5 sink and drainer with mixer taps over. Under stairs store within Kitchen provides perfect space for larger fridge/freezer to be tucked away. Large window to rear elevation and garden views. Door off to Dining Room/2nd reception room.

### Dining Room

The property benefits from a second reception room presenting the future owner with flexible accommodation. Currently utilised as a Dining Room and work space, could equally be used as a study or TV/playroom. Space for 4 seater dining table and chairs and good sized window to rear elevation.

### Utility

Handy Utility to the rear of the property with plumbing for washing machine, dryer and dishwasher as well as more storage. Plenty of room for Cloaks. Door to rear garden.

### Downstairs WC

Useful downstairs WC comprising WC and wash handbasin.





### Staircase to first floor landing

### Landing

Light and spacious landing with window to side elevation. Loft access with drop down loft ladders and partially boarded.

### Master Bedroom

Good sized double bedroom with large window to front elevation. Plenty of wardrobe space and room for bedroom furniture.

### Bedroom 2

Good sized double bedroom with window to rear elevation and garden views.

### Bedroom 3

Single bedroom with window to front elevation

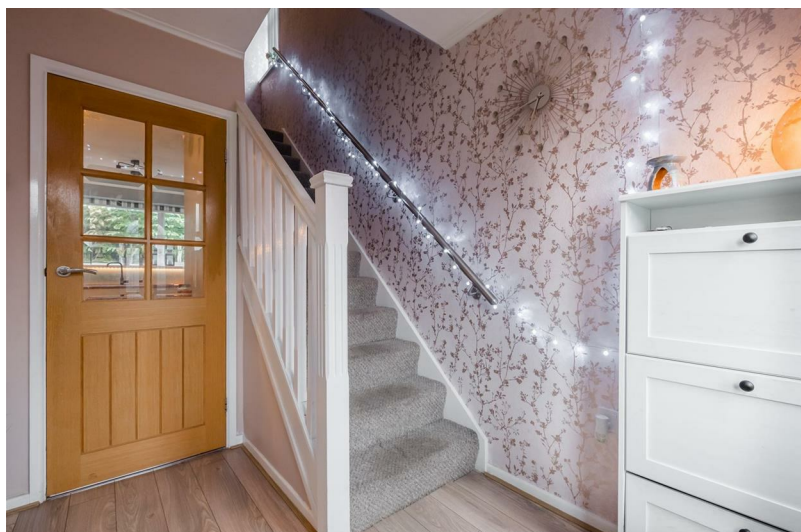
### Bathroom

Contemporary styled family bathroom comprising panelled bath with rainfall shower over and glass shower screen, WC, wash handbasin mounted onto vanity unit, frosted window to side elevation.

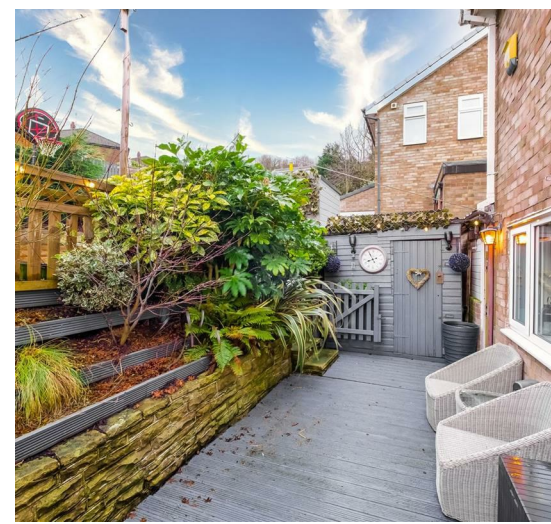
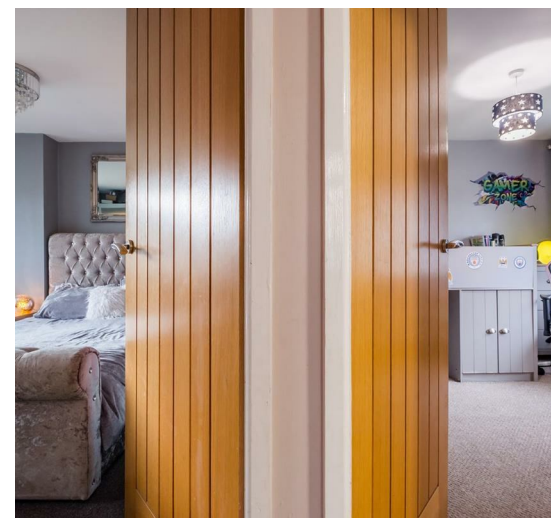
### External Areas

The property is ideally situated in a quite cul-de-sac and has the advantage off a single driveway with double gated access for vehicular access leading to single garage. There is an attractive purple slate pathway leading to the front door, and garden laid to lawn with slate and chipping borders. The Garage is an up and over manual door and is currently utilised for storage and gym space. There is power and lighting.

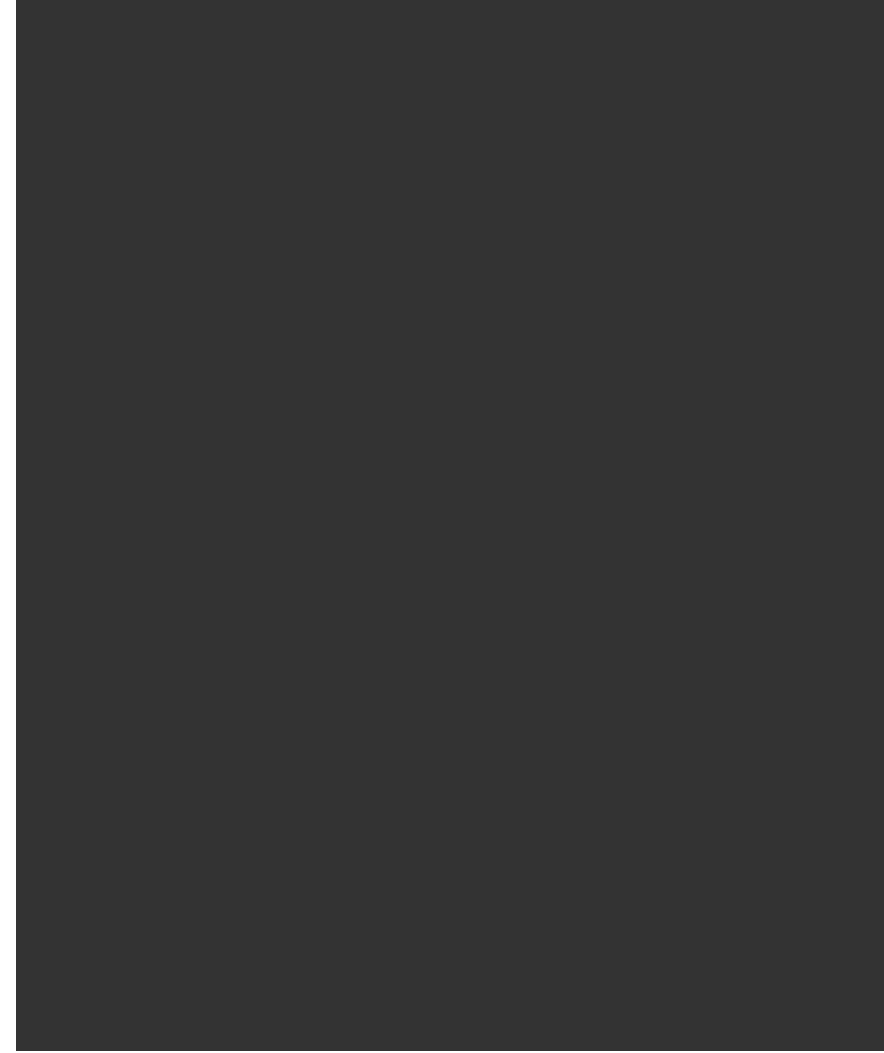
To the rear of the property is a 2 tiered garden. There is a good sized decking area, with outdoor lighting, the perfect space for garden furniture and BBQ. A gate and stone steps up lead to a low maintenance artificial lawn. Lots of storage again thanks to a Playhouse and Shed.







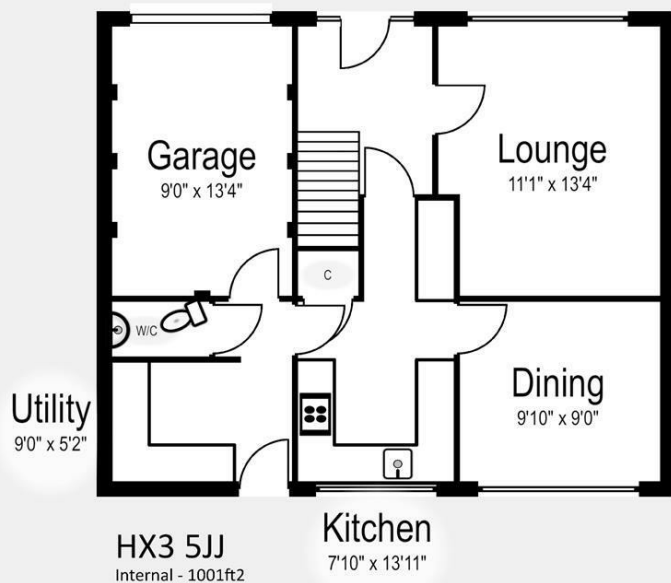




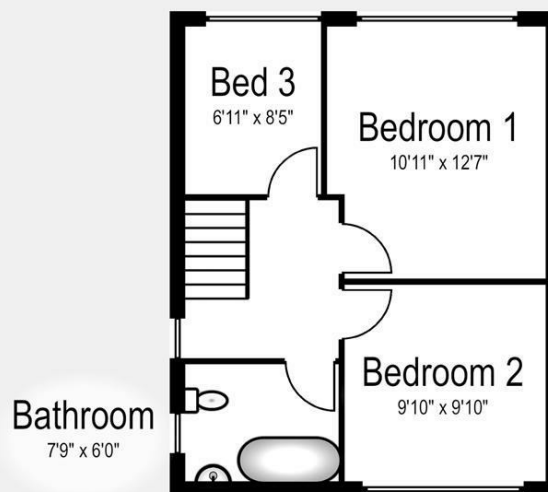




## Front Ground

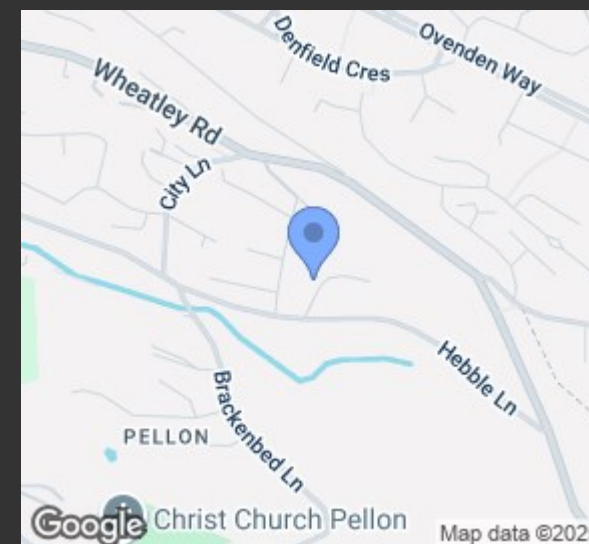


## 1st Floor



This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SHERIDAN  
BAILEY  
PROPERTY

01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX  
West Yorkshire

sheridanbaileyproperty.co.uk





SHERIDAN  
BAILEY  
PROPERTY