



Woodlands Avenue, Halifax HX3 6HJ

welcome to

Woodlands Avenue, Halifax

Two bedroom mid-terrace property situated in Boothtown close to schools & amenities, Offers over £120,000 which could be of interest to the first time buyer. Offered with no onward chain, spacious family living accommodation offering off street parking & front & rear gardens! Contact us now to view!



Entrance Hall

Enter the property through a uPVC door to the front elevation into the entrance hall where there is tiled flooring, ceiling light point and a central heating radiator.. The entrance hall provides access to the lounge.

Lounge

12' 2" x 13' 11" (3.71m x 4.24m)

Providing ample space for free standing furniture with a double glazed window to the front elevation, ceiling light point, two wall lights and a central heating radiator. With a gas fire & surrounding fire place and the lounge itself has carpeted flooring.

Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window & wood door to the rear elevation, central heating radiator and ceiling light point. There is an oven & gas hob, vinyl flooring and the kitchen benefits from two storage cupboards.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' 10" x 9' 11" (4.22m x 3.02m)

Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom has carpeted flooring, provides ample space for free standing furniture, benefits from fitted wardrobes and over stairs storage space.

Bedroom Two

8' 6" x 9' 5" (2.59m x 2.87m)

Bedroom two with carpeted flooring, central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Family Bathroom

The family bathroom comprises of a low level w/c, wash hand basin and a panelled bath with a shower over and a glass shower screen. There is a double glazed window to the rear elevation and ceiling light point. The bathroom itself has vinyl flooring.

Externally

The front of the property provides off street parking and a good sized paved & fenced garden. To the rear is a paved and lawned garden.



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- **OFFERS OVER £120,000**
- OF INTEREST TO THE FIRST TIME BUYER
- NO ONWARD CHAIN
- OFF STREET PARKING
- CLOSE TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113091 - 0006

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