



Lemington Avenue, King Cross, Halifax, HX1 3XD

welcome to

Lemington Avenue, King Cross Halifax

A Spacious Six bedroom, two bathroom Family home in Halifax situated close to local schools, shops and amenities. Benefitting from a Storage cellar, Dining room, two bathrooms and front & rear yards. We anticipate high demand for this property so call us now to book your viewing!



Entrance Hall

Enter the property through the uPVC door into the entrance hall. Benefitting from laminate flooring, a ceiling light point and central heating radiator. Providing access to the lounge, Dining room and Kitchen and holds the staircase to the first floor and cellar.

Lounge

16' 11" max x 16' 2" (5.16m max x 4.93m)

An extremely spacious lounge benefitting from uPVC double glazed bay window to front elevation, laminate flooring, two wall lights, ceiling light point, central heating radiator and ceiling coving.

Dining Room

13' 9" x 12' 10" max (4.19m x 3.91m max)

The dining room benefits from laminate flooring, ceiling light point, central heating radiator, a central heating radiator and a uPVC double glazed window to the rear elevation.

Kitchen

10' 8" x 9' 9" (3.25m x 2.97m)

The kitchen has been fitted with wall and base units comprising of sink and drainer, integrated dishwasher, space for Range cooker and extractor hood. The kitchen benefits from a central heating radiator, ceiling light point, laminate flooring, uPVC double glazed door and window to the rear and the boiler for the property is in this room.

Cellar

Cellar providing ample storage.

First Floor Landing

The first floor landing provides access to three bedrooms, family bathroom and Wc and holds the staircase to the second floor.

Bedroom One

13' x 13' 8" (3.96m x 4.17m)

Laminate flooring, ceiling light point, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

13' 11" max x 13' 1" (4.24m max x 3.99m)

Carpet flooring, ceiling light point, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Six

9' 11" x 7' 7" (3.02m x 2.31m)

Laminate flooring, ceiling light point, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Fitted with a pedestal wash hand basin, panelled bath and low level Wc. Benefitting from a uPVC double glazed window to the rear elevation, vinyl flooring, a central heating radiator and partially tiled walls.

Wc

A separate Wc next to the bathroom with Vinyl flooring, ceiling light point, partially tiled walls and uPVC double glazed window to the rear.

Second Floor Landing

Provides access to bedrooms 3, 4, 5 and second floor bathroom.

Bedroom Three

14' 4" max x 13' 7" (4.37m max x 4.14m)

Carpet flooring, Velux window, ceiling light point and central heating radiator.

Bedroom Four

13' 5" x 13' 3" (4.09m x 4.04m)

Carpet flooring, two ceiling light points, Velux window and central heating radiator.

Bedroom Five

9' 6" x 9' 6" (2.90m x 2.90m)

Carpet flooring, Velux window, central heating radiator and ceiling light point.

2nd Floor Bathroom

The bathroom has been fitted with a three piece suite comprising of a panelled bath with shower over, low level Wc and sink vanity unit. Benefitting from partially tiled walls, Velux window and under floor heating.

Externally

Externally the property benefits from a low maintenance yard to the front with steps leading to the front door and to the rear there is a yard with Astroturf area. On-street parking is available.



check out more properties at williamhbrown.co.uk



welcome to

Lemington Avenue, King Cross Halifax

- ****OFFERS OVER £250,000****
- SIX BEDROOMS & TWO BATHROOMS
- DINING ROOM
- SPACIOUS THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS

Tenure: Freehold EPC Rating: Awaited

offers over

£250,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX110545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk