



**Townley Avenue, Halifax HX3 9QR**



**welcome to**

**Townley Avenue, Halifax**

A two bedroom semi-detached home in the highly popular village of Southowram. Benefitting from two bedrooms, driveway and front and rear gardens. Located close to good schools, transport links and local amenities. CALL US NOW TO BOOK YOUR VIEWING!



### **Entrance Porch**

13' 9" x 5' 10" ( 4.19m x 1.78m )

Enter the property through the upvc door to the front into the entrance porch. Benefits from upvc double glazed windows to the front and side elevations, carpet flooring, two wall lights and wall mounted electric radiator.

### **Entrance Hall**

Carpet flooring, upvc double glazed door to side and ceiling light point.

### **Lounge**

15' max x 14' 1" max ( 4.57m max x 4.29m max )

The lounge benefits from carpet flooring, a ceiling light point, upvc double glazed bay window to the front elevation, two central heating radiators and gas fire.

### **Kitchen**

14' 2" x 10' 11" ( 4.32m x 3.33m )

The kitchen is fitted with wall and base units with complimentary work surfaces over. The kitchen incorporates a sink and drainer, electric oven and gas hob with extractor hood over and space and plumbing for a washing machine. There is carpet flooring, two strip lights, upvc double glazed windows to the rear and side elevations, upvc door to the rear elevation and a central heating radiator.

### **First Floor Landing**

Carpet flooring, ceiling light point, loft access and electric radiator.

### **Bedroom One**

14' 3" max x 12' ( 4.34m max x 3.66m )

With carpet flooring, ceiling light point, upvc double glazed window to the front elevation, central heating radiator, fitted wardrobes and a fire place.

### **Bedroom Two**

9' 11" x 8' 11" ( 3.02m x 2.72m )

With carpet flooring, ceiling light point, upvc double glazed window to the rear elevation and central heating radiator.

### **Shower Room**

Fitted with a low level Wc, pedestal wash hand basin and walk in shower cubicle. With vinyl flooring, tiled walls, strip light, upvc double glazed window to the rear elevation and central heating radiator.

### **Bedroom Two Storage**

Could be used as an office space or walk in wardrobe, carpet flooring and a ceiling light point.

### **Externally**

Externally the property benefits from a tarmac driveway to the side of the property and paved and astroturf garden to the front. To the rear of the property there is a paved garden with flower bed borders and fenced boundary. This is the perfect space for sitting out and enjoying the summer months.



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welcome to

## Townley Avenue, Halifax

- \*\*OFFERS OVER £190,000\*\*
- TWO BEDROOM SEMI-DETACHED IN SOUTHOWRAM
- FRONT & REAR GARDENS
- DRIVEWAY
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113398 - 0002

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