



**Eskdale Avenue, HALIFAX HX3 7NH**



**welcome to**

**Eskdale Avenue, HALIFAX**

A three bedroom Detached property situated in a highly desirable location of Shelf. Benefiting from spacious living accommodation throughout. The property is well presented and has a Driveway, garage and gardens front and rear. Call us now to book your viewing!



### **Entrance Hall**

The entrance hall comprises of ceiling light point, laminate flooring, UPVC doors.

### **Lounge**

17' 5" x 10' 10" ( 5.31m x 3.30m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, electric fire, double glazed window to the front elevation.

### **Kitchen**

17' 4" x 10' 9" ( 5.28m x 3.28m )

The kitchen comprises of laminate flooring, two ceiling light points, French doors to the rear elevation, UPVC double glazed window to the rear, wall and base units with work surfaces over, integrated fridge, integrated freezer and integrated dishwasher, sink and drainer. Integrated oven, gas hob and extractor hood over. Large walk in pantry store which has plumbing for a washing machine.

### **Landing**

The landing has carpet flooring, gas central heating radiator, ceiling light point, UPVC double glazed window to the side elevation.

### **Bedroom One**

11' x 9' 2" ( 3.35m x 2.79m )

Bedroom one comprises of carpet flooring, ceiling light point, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Two**

10' 11" x 10' 2" max ( 3.33m x 3.10m max )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation, and fitted wardrobes.

### **Bedroom Three**

7' 10" x 7' 8" ( 2.39m x 2.34m )

Bedroom three comprises of carpet flooring, ceiling light point, UPVC double glazed window to the front elevation, gas central heating radiator.

### **Bathroom**

The family bathroom comprises of vinyl flooring, corner fitted shower, panelled walls, a vanity wash hand basin and low level WC, UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from pleasant gardens front and rear, driveway leading to garage and the property also has solar panels.

### **Solar Panels**

The vendor has advised the Solar Panels are Owned outright and not on a lease.



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welcome to

## Eskdale Avenue, HALIFAX

- THREE BEDROOM DETACHED PROPERTY
- HIGHLY SOUGHT AFTER AREA OF SHELF
- GARDENS FRONT AND REAR
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: D

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113359 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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