

Eskdale Avenue, HALIFAX HX3 7NH

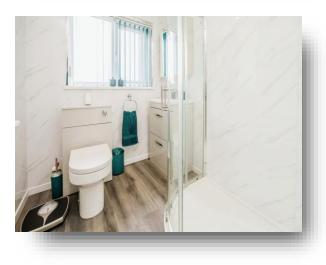
william h brown

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" ($5.31m \times 3.30m$) 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 ($3.33m \times 3.10m \max$) 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.





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

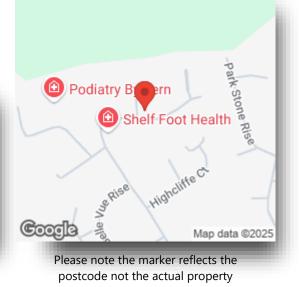
offers over

£260,000









view this property online williamhbrown.co.uk/Property/HFX113359



Property Ref: HFX113359 - 0006 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.

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.

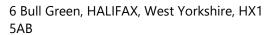
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