

Golf Avenue, HALIFAX HX2 0LE

welcome to

Golf Avenue, HALIFAX

A three bedroom semi-detached property in Norton Tower. This would be an ideal family home modernised throughout with central heating and double glazing and is situated close to local amenities and transport links. Call us now to book your viewing!













Lounge

13' 10" x 11' 5" (4.22m x 3.48m)

The lounge benefits from wood laminate flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

Kitchen/Diner

16' 10" x 15' 11" (5.13m x 4.85m)

The kitchen/diner benefits from wood flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the rear elevation, wall and base units with worktop over with fitted gas hob with extractor over and a double gas oven and fitted microwave and a stainless sink/drainer.

Landing

The landing benefits from carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

11' 1" x 9' 10" (3.38m x 3.00m)

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

Bedroom Two

10' 6" x 7' 8" (3.20m x 2.34m)

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

Bedroom Three

8' 8" x 7' 10" ($2.64m \times 2.39m$)

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

Bathroom

The bathroom benefits from vinyl flooring, ceiling spot lights, tiled walls, gas central heated towel rail, UPVC double glazed window to the rear elevation, low level W/C, ceramic sink sat on a vanity unit, paneled bath with shower modern shower over.





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Golf Avenue, HALIFAX

- THREE BEDROOM SEMI-DETACHED PROPERTY
- MODERN KITCHEN /DINER AND BATHROOM
- **DRIVEWAY**
- **GARAGE WITH POWER POINTS**
- **IDEAL FAMILY HOME**

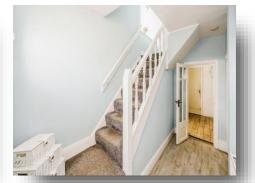
Tenure: Freehold EPC Rating: D

offers over

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX113659 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.



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