



**Browning Heights, Browning Avenue, Halifax, HX3 9BB**



**welcome to**

**Browning Heights, Browning Avenue, Halifax**

A two bedroom duplex apartment in Siddal which would be ideal for first time buyers. Benefits from double glazing, electric heating and on-street parking! Call now to view!



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling spotlights, electric storage heaters, UPVC double glazed windows to the rear elevation and a under stairs storage cupboard.

### **Lounge**

16' 3" max x 13' 2" max ( 4.95m max x 4.01m max )

The lounge comprises of carpet flooring, ceiling spotlights, electric storage heaters, UPVC double glazed windows to the rear elevation.

### **Kitchen**

20' 11" max x 6' 4" ( 6.38m max x 1.93m )

The kitchen comprises of carpet and tiled flooring, ceiling spotlights, wall and base units with work top over, electric oven and induction hob, sink and drainer, French window to the front elevation.

### **Master Bedroom**

16' 2" x 13' ( 4.93m x 3.96m )

Bedroom one comprises of carpet flooring, exposed beams, electric storage heaters, fitted wardrobes, ceiling spot lights, velux windows.

### **Ensuite To Master Bedroom**

The en-suite comprises of vinyl flooring, tiled walls, ceiling spotlights, low level W/c, pedestal wash basin, walk in shower.

### **Bedroom Two**

14' 8" x 8' ( 4.47m x 2.44m )

Bedroom two comprises of carpet flooring, ceiling light point, electric storage heaters, UPVC double glazed window to the front elevation and a velux window.

### **Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, ceiling spotlights, low level W/c, wash basin pedestal, walk in shower.



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## **Browning Heights Browning Avenue, Halifax**

- TWO BEDROOM APARTMENT
- ON STREET PARKING
- SIDDAL LOCATION
- CLOSE TO LOCAL AMENITIES
- NO CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£82 500**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113881 - 0006

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**william h brown**



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**