



Gleanings Avenue, Halifax HX2 0NX

welcome to

Gleanings Avenue, Halifax

A two bedroom semi-detached property in Norton Tower which offers great family accommodation. Benefits from a driveway, garage and a flagged area to the rear! This would make an ideal family home! Call us now to book a viewing!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, UPVC door to the front elevation.

Lounge

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

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

Dining Room

10' 4" x 7' 8" (3.15m x 2.34m)

The dining room comprises of laminate flooring, ceiling light point, gas central heating radiator, french door to the rear elevation.

Kitchen

14' 10" x 8' 7" (4.52m x 2.62m)

The kitchen comprises of laminate flooring, ceiling strip light, gas central heating radiator, wall and base units with work top over, stainless sink and drainer, fitted gas oven and hob, UPVC double glazed window to the rear elevation, UPVC door to the side elevation,

Landing

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

Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

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

Bedroom Two

9' 11" x 8' 7" (3.02m x 2.62m)

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

Bathroom

The bathroom comprises of vinyl flooring, cladded walls, gas central heated towel rail, low level W/c,

sink and vanity unit, stand alone shower cubicle, UPVC double glazed window to the side elevation.

Externally

Externally the property benefits from a paved driveway to the front and to the rear of the property there is a flagged area ideal for sitting out during the summer months.



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welcome to

Gleanings Avenue, Halifax

- TWO BEDROOM SEMI-DETACHED
- DRIVEWAY & GARAGE
- PAVED REAR GARDEN
- POPULAR NORTON TOWER LOCATION
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113735 - 0003

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.

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