



**Beechwood Avenue, HALIFAX HX2 9BE**



**welcome to**

**Beechwood Avenue, HALIFAX**

Offering spacious family living accommodation is this three bedroom mid terrace property, Offers Over £180,000. Situated in Holmfield which could be ideal for growing families. Presented to a good standard throughout with a new kitchen & bathroom and study room. Close to good schools & amenities!



### **Entrance Hall**

Enter the property through a UPVC door to the front elevation into the entrance porch which provides access to the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator. The entrance hall provides access to the lounge & kitchen.

### **Lounge**

15' 9" x 12' 2" ( 4.80m x 3.71m )

Spacious lounge with a double glazed bay window to the front elevation, ceiling light point, wall lights and gas central heating radiator. The lounge boasts the original ceiling covings, wood flooring and sliding doors which provide access to the kitchen.

### **Kitchen/Diner**

21' 1" x 16' 5" ( 6.43m x 5.00m )

Spacious fitted kitchen with wall & base units, complementary worksurfaces incorporating a sink with a mixer tap. There are two double glazed windows to the rear elevation, ceiling light point, two wall lights and gas central heating radiator. With a gas hob & oven, wood flooring and provides ample space for dining furniture.

### **First Floor Landing**

With a double glazed window to the rear elevation, ceiling light point, gas central heating radiator and carpeted flooring.

### **Bedroom One**

13' 7" x 11' 5" ( 4.14m x 3.48m )

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and provides ample space for free standing furniture.

### **Bedroom Two**

13' 11" x 10' 6" ( 4.24m x 3.20m )

Bedroom two also a double bedroom with a gas central heating radiator, ceiling light point and double glazed window to the rear elevation. The bedroom itself has carpeted flooring.

### **Bedroom Three**

17' 11" x 10' 5" ( 5.46m x 3.17m )

Located on the second floor is the third bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### **Study Room**

9' 2" x 6' 2" ( 2.79m x 1.88m )

Located on the second floor is a study room which would be ideal for home working & studying. With a gas central heating radiator, ceiling light point and carpeted flooring. The study room also benefits from storage space.

### **Family Bathroom**

The family bathroom comprises of a three-piece suite which includes a low flush w/c, wash hand basin with vanity unit and a panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bathroom itself has tiled walls & vinyl flooring.

### **Externally**

To the front of the property there is a yard and to the rear is a paved yard with gated access.



***view this property online*** [williamhbrown.co.uk/Property/HFX113825](http://williamhbrown.co.uk/Property/HFX113825)



welcome to

## Beechwood Avenue, HALIFAX

- **\*\*OFFERS OVER £180,000\*\***
- NEW KITCHEN & BATHROOM
- SPACIOUS & WELL PRESENTED FAMILY ACCOMMODATION
- STUDY ROOM
- CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

**£180,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as a basis for any purchase and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspections. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX113825](https://www.williamhbrown.co.uk/Property/HFX113825)



Property Ref:  
HFX113825 - 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.



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://www.williamhbrown.co.uk)