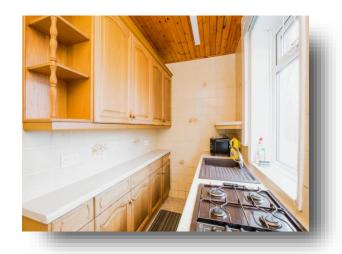


**Mount Avenue, HALIFAX HX2 0LF** 

# welcome to

# **Mount Avenue, HALIFAX**

Offered with no onward chain is this three bedroom semi-detached property situated in the popular location of Norton Tower, Offers Over £180,000. Benefitting from off street parking, front & rear gardens & lovely views. Spacious living throughout and would make a great family home. Call us to view!













#### **Entrance Porch**

Enter the property through a UPVC door to the front elevation into the entrance porch where there is double glazed window to the side a composite door which provides access to the entrance hall.

#### **Entrance Hall**

With double glazed windows to the front elevation, ceiling light point and electric radiator. There is carpeted flooring and staircase to the first floor.

### Lounge

12' 5" max x 10' 11" max ( 3.78m max x 3.33m max ) Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas fire. Providing ample space for free standing furniture and the lounge itself has carpeted flooring.

### **Dining Room**

10' 11" max x 10' 11" max ( 3.33m max x 3.33m max ) With a double glazed window to the rear elevation, striplight and gas fire. The dining room provides ample space for free standing furniture and has carpeted flooring.

### Kitchen

10' 4" x 5' 2" ( 3.15m x 1.57m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer. There is a double glazed window to the side elevation, UPVC door which leads to the rear garden, striplight, gas hob & electric oven. The kitchen provides space for a fridge freezer and plumbing for a washing machine. The kitchen itself has tiled walls & vinyl flooring.

## **First Floor Landing**

With a double glazed window to the side elevation, ceiling light point and loft hatch. The first floor landing benefits from a useful storage cupboard, has carpeted flooring and provides access to the first floor accommodation.

#### **Bedroom One**

12' 10" max x 10' 4" max ( 3.91m max x 3.15m max ) Double bedroom with a double glazed window to the front elevation, ceiling light point and carpeted flooring. The bedroom provides ample space for free standing furniture.

### **Bedroom Two**

11' 2" max x 10' 3" max ( 3.40m max x 3.12m max ) Bedroom two also a double bedroom with carpeted flooring, ceiling light point and a double glazed window to the rear elevation. The bedroom provides space for free standing furniture and benefits from lovely views.

### **Bedroom Three**

6' 8" x 6' 2" ( 2.03m x 1.88m )

With carpeted flooring, ceiling light point, double glazed window to the side elevation and original window to the front.

#### **House Bathroom**

The house bathroom comprises of a low level w/c, wash hand basin, bath with mixer tap and shower attachment. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself has vinyl flooring.

## **Externally**

To the front of the property there is driveway providing off street parking and lawned garden with flowerbeds. To the side of the property, there is a locked under stairs storage area adjacent to the kitchen external door. To the rear is a paved and lawned garden with flowerbeds. The gardens would be great for enjoying the summer months.





## welcome to

## **Mount Avenue, HALIFAX**

- \*\*OFFERS OVER £180,000\*\*
- NO ONWARD CHAIN
- HIGHLY DESIRABLE CUL-DE-SAC LOCATION
- **DRIVEWAY & GARDENS**
- VIEWS TO THE REAR

Tenure: Freehold EPC Rating: E

offers over

£180,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HFX113819



Property Ref: HFX113819 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 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 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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