



**Mount Avenue, HALIFAX, HX2 0LF**



**welcome to**

## **Mount Avenue, HALIFAX**

Offering great spacious family living accommodation situated in Norton Tower, Offers Over £230,000 which would be ideal for growing families. Benefiting from a gated driveway and conservatory and rear garden. Contact us now to book your viewing!



### **Lounge**

15' 5" x 13' 1" ( 4.70m x 3.99m )

The lounge comprises of carpet flooring, ceiling light point, wood burner fire, UPVC double glazed window to the front elevation.

### **Kitchen/Diner**

14' x 13' ( 4.27m x 3.96m )

The Kitchen/Diner comprises of tiled flooring, modern gas central heating radiator, ceiling spotlights, matching wall and base units with work top over, fitted gas oven with gas hob, UPVC double glazed window to the side elevation.

### **Downstairs W/C**

12' x 5' ( 3.66m x 1.52m )

The downstairs W/c comprises of low level W/c, fitted vanity unit with wash hand basin.

### **Conservatory**

10' x 10' ( 3.05m x 3.05m )

The conservatory comprises of tiled flooring, gas central heating radiator, UPVC double glazed windows, door to the side elevation.

### **Bedroom One**

15' 5" x 12' ( 4.70m x 3.66m )

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

### **Bedroom Two**

13' 1" x 12' 1" ( 3.99m x 3.68m )

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

### **Bedroom Three**

8' x 7' ( 2.44m x 2.13m )

Bedroom three comprises of laminate flooring, ceiling light point, UPVC double glazed windows to the front and side elevation.

### **Bathroom**

The bathroom comprises of tiled walls, ceiling light point, low level W/c, fitted vanity unit with wash hand basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from a block paved driveway with lawned garden and to the rear there is a Astroturfed garden with seating area.



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## Mount Avenue, HALIFAX

- THREE BEDROOM SEMI-DETACHED PROPERTY
- \*\*\*OFFERS OVER £230,000\*\*\*
- GATED DRIVEWAY & REAR GARDEN
- SITUATED IN THE POPULAR AREA OF NORTON TOWER
- CLOSE TO LOCAL SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114495 - 0003

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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.



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