



Mayfield Avenue, Halifax, HX1 3XE

welcome to

Mayfield Avenue ,Halifax

Extended end-terrace five bedroom property in Halifax, Offers Over £250,000 which could be ideal for growing families. Situated close to schools and local amenities providing spacious family living with front & rear yards. Early viewings recommended so contact us now to book your viewing.



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is tiled flooring, ceiling light point, gas central heating radiator and providing access to the ground floor accommodation.

Lounge

12' 5" x 9' 7" (3.78m x 2.92m)

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. There is a gas fire with surrounding fireplace and the lounge itself has tiled flooring.

Reception/Dining Room

17' 9" x 9' 7" (5.41m x 2.92m)

Reception room with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With tiled flooring and this room could be used as a dining room if desired.

Kitchen

18' max x 10' (5.49m max x 3.05m)

Modern & spacious fitted kitchen with an extensive range of wall & base units, worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, French doors which lead to the rear yard and ceiling spotlights. Integrated appliances include a microwave, washing machine and oven. With a five ring gas hob with extractor over and the kitchen itself has tiled flooring.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

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

Bedroom Three

11' 11" x 9' 7" (3.63m x 2.92m)

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

Bedroom Four

11' 10" x 10' 5" (3.61m x 3.17m)

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

Bedroom Five

7' x 5' 10" (2.13m x 1.78m)

Fifth bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has laminate flooring.

Shower Room

The shower room comprises of a four piece suite which includes a low level wc, wash hand basin with vanity unit, bidet & shower. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the shower room itself is fully tiled.

W/C Room

Located on the ground floor is the wc room which is fully tiled, has plumbing for a wc and wash hand basin and a gas central heating towel rail and has a frosted double glazed window to the rear elevation.

Externally

The front of the property provides on street parking and has paved yards to the front & rear.



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Mayfield Avenue, Halifax

- ***OFFERS OVER £250,000***
- EXTENDED FIVE BEDROOM FAMILY HOME
- OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION
- SITUATED CLOSE TO SCHOOLS AND LOCAL AMENITIES
- IDEAL FOR GROWING FAMILIES

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113781 - 0003

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