



Woodlands Avenue, HALIFAX, HX3 6HJ

welcome to

Woodlands Avenue, HALIFAX

Great first time buyer opportunity! Two-bedroom terrace property situated in the Boothtown location offering spacious living. Benefiting from off street parking for two cars, good sized rear garden and within close proximity to schools & local amenities including supermarkets. Contact us to view!



Lounge

14' 4" x 11' 1" (4.37m x 3.38m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. Boasting a wood burning fire with stone fireplace surround and space for free standing furniture. The lounge itself has wood flooring and provides open access to the kitchen/diner.

Kitchen

14' 11" x 8' 9" (4.55m x 2.67m)

Spacious fitted kitchen/diner with wall & base units, complementary worksurfaces over incorporating a stainless-steel sink & drainer. There is a double-glazed window to the rear elevation and a UPVC door which provides access to the rear garden. With an oven & hob & extractor over, plumbing for a washing machine and the kitchen itself has wood flooring.

First Floor Landing

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

Bedroom One

14' 1" x 11' 1" (4.29m x 3.38m)

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

Bedroom Two

11' 3" max x 8' 3" max (3.43m max x 2.51m max)

With carpeted flooring, gas central heating and ceiling light point. The bedroom has carpeted flooring and benefits from storage space.

Bathroom

The bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with a shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating radiator.

Externally

To the front of the property is a driveway providing off street parking for two cars, steps which lead to gated access and paved area which has storage space. To the rear is a good sized garden which is lawned, paved and fenced. The garden would be great for enjoying the summer months.



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welcome to

Woodlands Avenue, HALIFAX

- ***OFFERS OVER £130,000***
- TWO BEDROOM TERRACE
- OFF STREET PARKING
- LAWNED & PAVED REAR GARDEN
- CLOSE TO AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£130,000



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Property Ref:
HFX114720 - 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.



Please note the marker reflects the postcode not the actual property

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