



Gibraltar Avenue, HALIFAX HX1 3UL

welcome to

Gibraltar Avenue, HALIFAX

Situated off Warley Road in Halifax is this two bedroom end-terrace property close to local amenities & schools offering spacious family accommodation benefitting from off street parking for multiple vehicles, a garage and front & rear gardens which could be of interest to the first time buyer.



Entrance Hall

Enter the property through a uPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and access into the lounge.

Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

With a double glazed window to the front elevation, ceiling light point and central heating radiator. There is a gas fire with surrounding fire place, wood laminate flooring and bi-folding doors which provide access in to the kitchen.

Kitchen

14' 4" x 8' 8" (4.37m x 2.64m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window and French doors to the rear elevation, two ceiling light points, oven & gas hob with an extractor hood and the kitchen itself has wood laminate flooring.

First Floor Landing

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

Bedroom One

10' 8" x 10' 3" (3.25m x 3.12m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and central heating radiator. Providing space for free standing furniture, wood laminate flooring and benefitting from fitted wardrobes.

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

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

House Bathroom

The modern house bathroom comprises of a low level w/c, wash hand basin and a roll top bath with a shower attachment. There is a double glazed window to the rear elevation, ceiling light point and the bathroom itself is fully tiled.

Externally

The front of the property provides off street parking for multiple vehicles accessed through double gates and there is also a garden which is fenced with flower beds. To the rear is a garage and a very large lawned garden with potential to extend to the rear and side of the property subject to planning permission.



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Gibraltar Avenue, HALIFAX

- **OFFERS IN THE REGION OF £150,000**
- PRESENTED TO A GOOD STANDARD THROUGHOUT
- OF INTEREST TO THE FIRST TIME BUYER
- OFF STREET PARKING FOR MULTIPLE VEHICLES & GARAGE
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION

Tenure: Freehold EPC Rating: D

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112876 - 0003

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