



30 Green Park Avenue
Halifax, HX3 0SR

Beautifully presented family home in a
sought-after location



Charnock Bates

The Country, Period & Fine Home Specialist





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Halifax
HX3 0SR

Guide price: £345,000

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Beautifully presented family home in a sought-after location



Perfectly positioned in a quiet and family-friendly neighbourhood, 30 Green Park Avenue is a beautifully presented three-bedroom home, thoughtfully updated to a high specification. With its clean, neutral decor, stylish design touches, and spacious layout, this property is ready for a family to move straight in and make it their own.

Step inside

From the moment you enter, this home makes a warm and welcoming impression. The entrance hall is light and airy thanks to a striking feature window, and the clever under-stairs nook offers the ideal spot to tuck away a pram or school bags. A side door leads conveniently out to the exterior.



Living spaces designed for family life

Lounge

The bright and spacious lounge is a comfortable haven for cosy family evenings, featuring a large front-facing window that floods the room with natural light. Period details like ceiling corning and a ceiling rose blend effortlessly with the charming faux stove set within a rustic brick fireplace, stone flags, and a timber mantel.

Kitchen diner

The heart of the home is the stunning open-plan kitchen diner – a space that's been lovingly designed for family living. The shaker-style kitchen features a range of base, drawer, and wall cabinets, with contrasting worktops and chic black accents. Practicality meets style with a Belfast sink, integrated dishwasher, pull-out pantry, Lamona microwave, and two Rangemaster ovens with gas hob and extractor. A breakfast bar offers casual seating for busy mornings or coffee with friends.

The adjoining dining area is filled with light thanks to two Velux windows and impressive bi-folding doors that open straight out onto the garden.

'We spend so much time in the kitchen diner. It's perfect because I can be cooking and see the girls playing in the garden. I love the seamless indoor-outdoor aspect'

Current homeowner

Utility and downstairs WC

A well-designed utility room mirrors the kitchen's shaker style, complete with a sink, plumbing for a washing machine, and a separate WC.











Upstairs: light and space for growing families

The light-filled landing leads to three bedrooms, all benefitting from large windows and neutral decor.

- **Principal bedroom:**
A generously-sized room with a large bay window, bespoke curtains, and charming character features including a chimney breast and recessed alcoves.
- **Second bedroom:**
Another spacious double, ideal for a child's room or guest space.
- **Third bedroom:**
A bright single room – perfect for a nursery, home office, or younger child.

Family bathroom

Elegantly finished with Ted Baker tiles, the family bathroom includes a double shower, separate bath, toilet, and sink with built-in storage. Dual-aspect privacy windows provide plenty of natural light, while a touch-sensitive mirror cabinet and towel radiator complete the space.







Outdoor living

To the rear, a well-maintained garden offers space for both relaxation and play. A flagged patio is ideal for outdoor dining, while the lawn is bordered by flowerbeds. The property also benefits from a single garage with power, an outdoor tap, and gated access along the side of the house.

To the front, there is a lawn and parking space for up to two cars as is – or more if the front gates are removed. The home is protected by a fitted alarm system and comes with two parking permits valid until November.





Key information

- Fixtures and fittings:**
 Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Wayleaves and rights of way:**
 The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

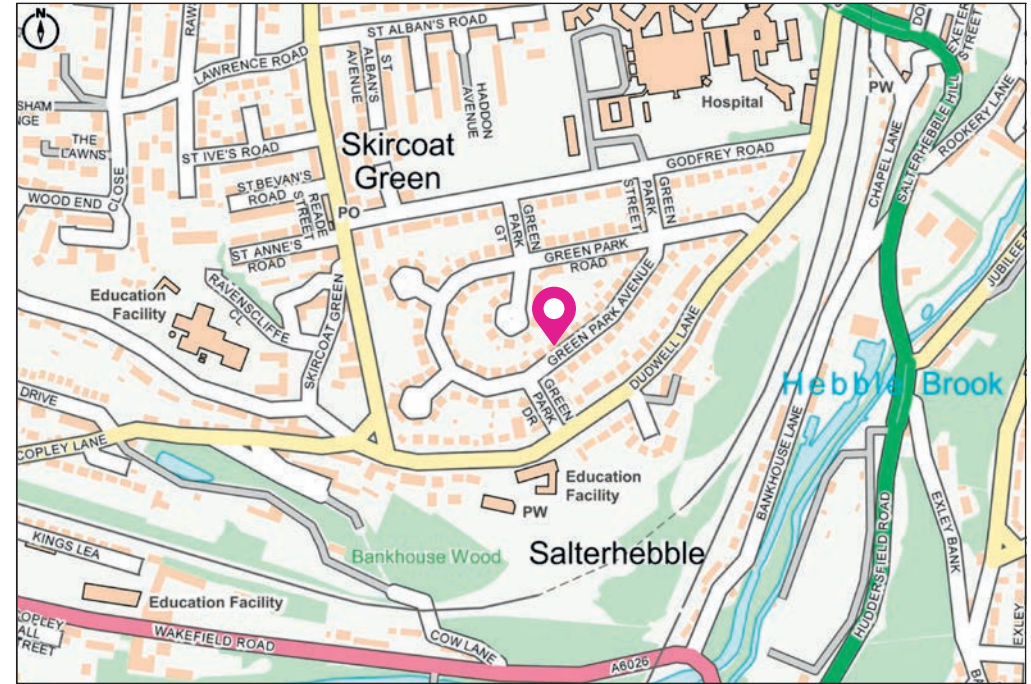
TENURE	Freehold
CONSTRUCTION	Brick
PROPERTY TYPE	Semi-detached
PARKING	Garage, driveway, and permitted on-road parking. Parking permit requested annually through Calderdale Council, approx. £35
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Drainage to public sewer
HEATING	Gas central heating
BROADBAND	Virgin Media
MOBILE SIGNAL	Good coverage

A neighbourhood families will love

This home is not only beautifully finished – it's also set in a prime location for family life.

Whether you're a growing family looking for your forever home or simply searching for a turnkey property in a well-connected Halifax location, 30 Green Park Avenue ticks all the boxes.

Viewing is highly recommended to appreciate all this exceptional family home has to offer.



Get in touch to book your private tour.

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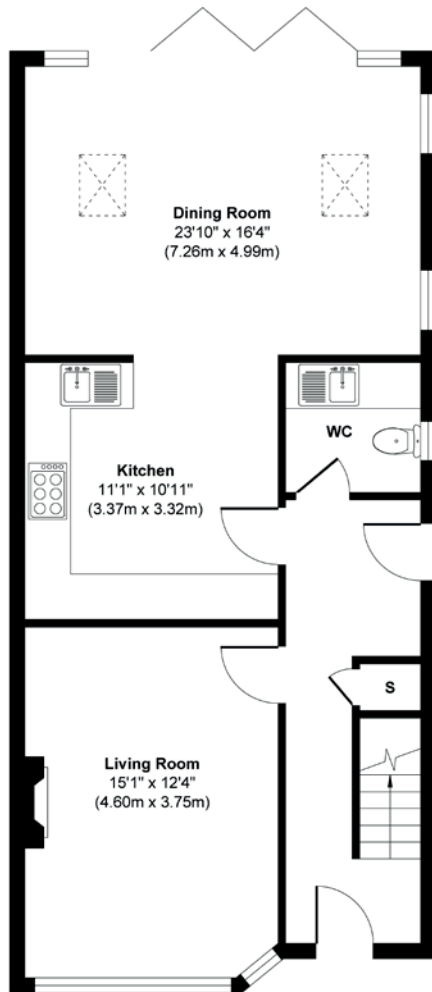
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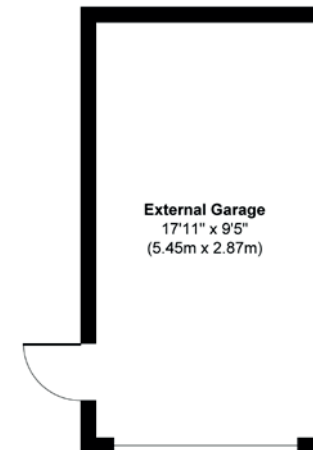
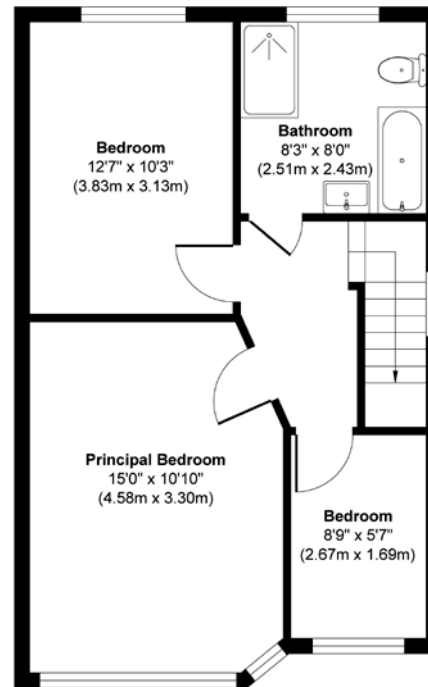


Floor plans

Ground floor



First floor



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Total approximate floor area:
1,291 sqft (120.04m²)
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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