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## Mayfair Avenue, Sowood Halifax,

**Offers over £260,000**

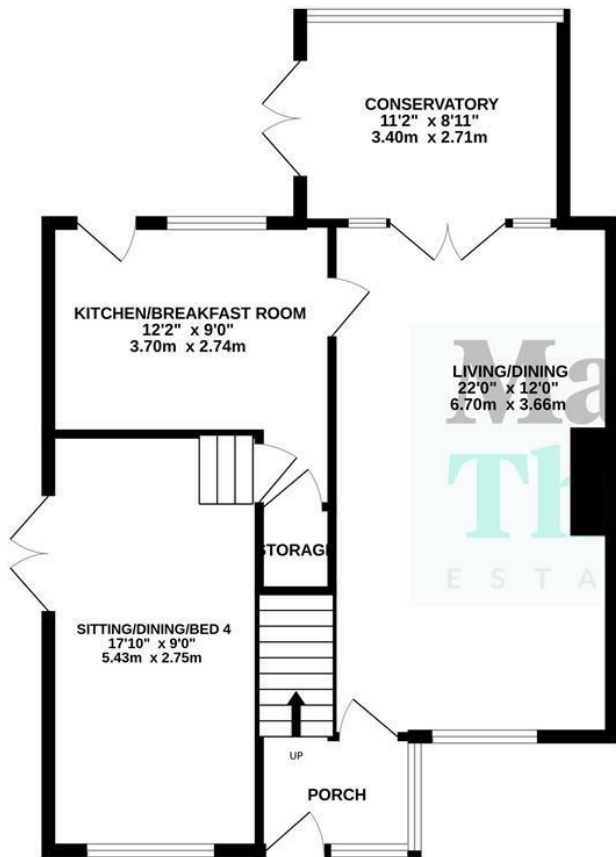
A spacious semi-detached family house located in the heart of this popular village with ease of access to local schooling and nearby M62 motorway network links. The spacious accommodation offers buyers the opportunity to redesign and add more space to the current layout. The accommodation comprises an entrance porch/hallway, large lounge/diner, conservatory, breakfast kitchen and dining room/bedroom four (formerly the integral garage). On the first floor are three large double bedrooms, a good-sized bathroom and access to a useful eaves area which offers yet further potential to add more space if required. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the driveway along with front and rear gardens.

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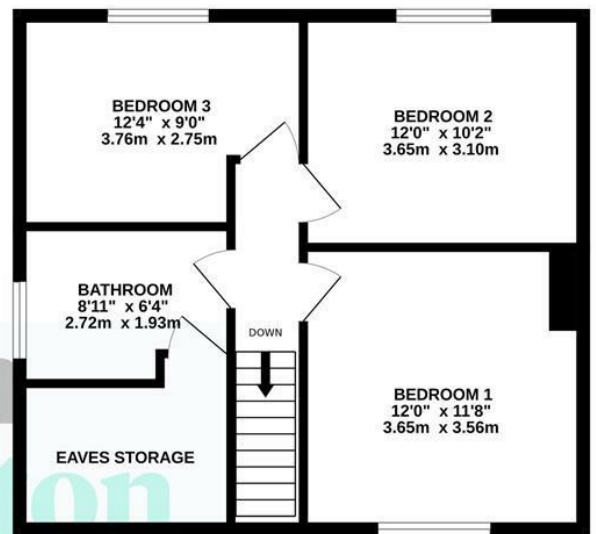
## Floorplan



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Mayfair Avenue, Sowood Halifax,

## Details



### Entrance Porch/Hallway

An external uPVC door with an opaque glazed panel gives access to the entrance porch/hallway. There is oak-style laminate flooring and a staircase rising to the first floor accommodation. The uPVC windows overlook the front garden and there is a radiator. A panelled door leads through to the lounge/diner.

### Lounge/Diner



Running from front to back of the property, this is a very spacious principal reception room. The focal point of the room is a contemporary fireplace with raised hearth and living flame effect gas fire. There is a uPVC window overlooking the front garden and coving to the ceiling. The rear portion of the room could be utilised as a formal dining area and this has full-width glazing with French doors leading to the conservatory. There is also a radiator.

### Conservatory



This room is also a good size and could be utilised as an additional reception room. There is oak-style laminate flooring and the room is particularly light and bright having uPVC glazing to three elevations and a high angled ceiling. French doors give access to the enclosed garden. There is also a radiator.

### Breakfast Kitchen



This room has wall cupboards and base units, working surfaces, a twin bowl sink with mixer tap. Integrated appliances include a fridge and a four-ring gas hob with double oven beneath and a pull-out-style filter hood. The worktops extend to create a breakfast bar along with a rear uPVC window and a uPVC stable-style door. Buyers may see the potential to remove the wall and extend through into the dining room/potential bedroom four, which would create a

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very large open-plan dining kitchen running from front to rear of the property. There are two radiators and a useful under stairs storage cupboard which could be converted to a downstairs WC (as with similar properties in the area).

### Dining Room/Bedroom Four

This was formerly the integral garage and has a lower floor level. The room offers a vast amount of versatility and has a uPVC window to the front elevation as well as a uPVC door. As mentioned, buyers may decide to remove the wall from the current breakfast kitchen to create a larger open-plan room, or may use this as an additional reception room or ground floor fourth double bedroom. The Worcester boiler for the gas-fired central heating system is housed in this area. There is plumbing for automatic washing machines and space for further appliances such as a freestanding fridge freezer, etc. There is also a radiator.

### First Floor Landing

From the entrance porch/hallway, the staircase rises to the first floor accommodation.

### Bedroom One



This large double bedroom is positioned at the front of the property and has a full-width uPVC window. There are quadruple built-in wardrobes with matching drawers and dressing table along with coving to the ceiling and a radiator.

### Bedroom Two



This large double bedroom is positioned at the rear of the property and enjoys a pleasant outlook from its uPVC window. There is space for a good amount of fitted or freestanding furniture and a radiator.

### Bedroom Three



This double bedroom is positioned at the rear of the property and enjoys a pleasant outlook from its uPVC window. Again, there is space for a good amount of fitted or freestanding furniture and a radiator.

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### House Bathroom



The property enjoys a pleasant cul-de-sac setting in the heart of this popular village. At the front of the property, a driveway provides parking and the front garden has been designed for ease of maintenance, being paved and, therefore, suitable for tubs, pots and planters. There is a laurel hedge along the perimeter. To the left hand side is a timber gate. The rear garden is a real sun trap with the property facing east-west, the sun is in the garden from midday onwards. There is perimeter fencing along with external lighting and water in this level, predominantly paved low maintenance garden.

The bathroom has a three-piece white suite comprising a panelled bath with curved shower screen and shower attachment from the mixer tap, a pedestal hand basin and a low-level WC. There is tiling to the walls along with illuminated mirror, a uPVC opaque window and a stylish upright radiator.

### Storage Area

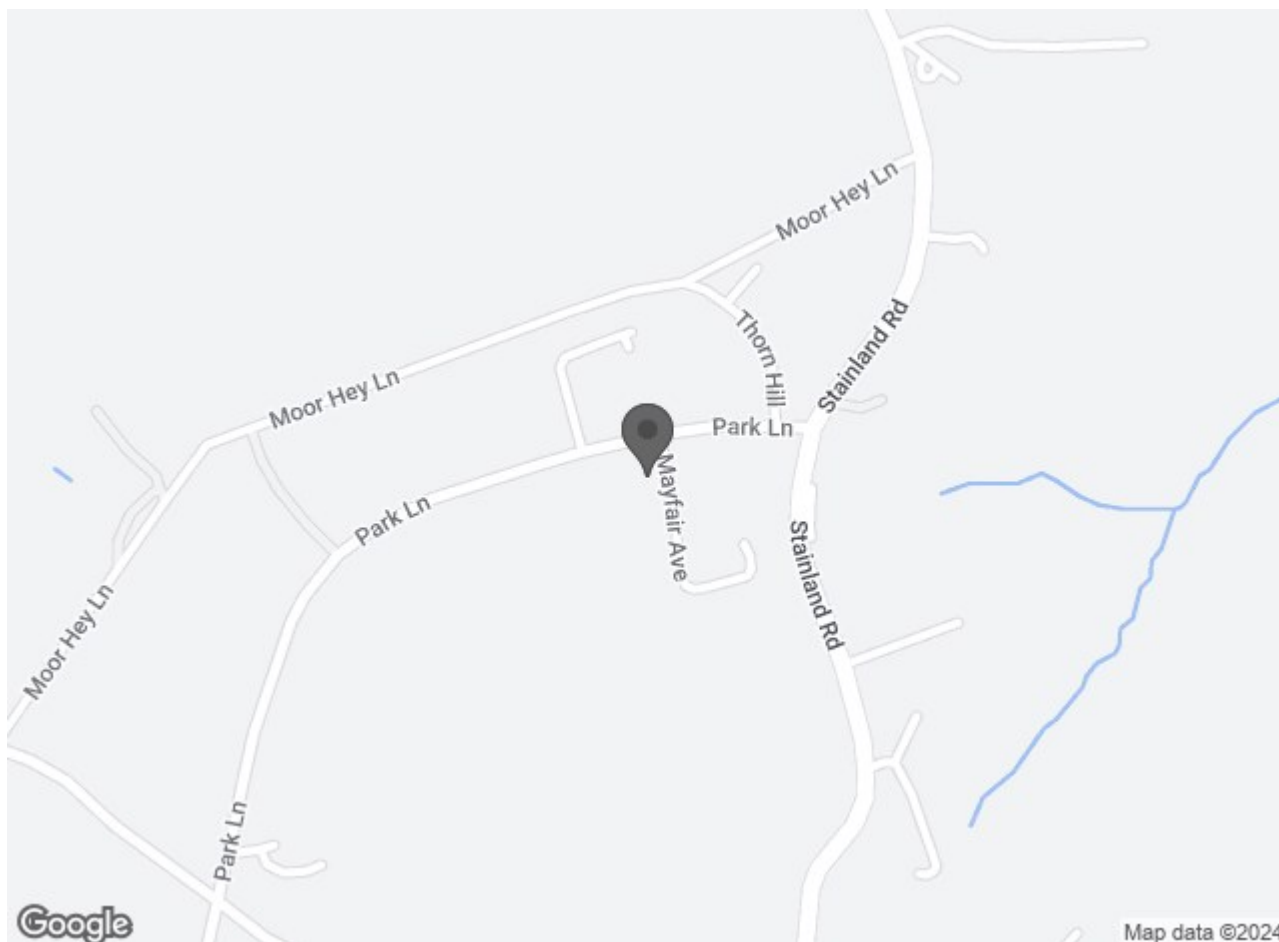
Off the bathroom, a door gives access to a good-sized and useful storage area which also has a radiator. Similar properties with this design have extended out this space which could possibly be converted to a fourth bedroom. Any work undertaken would require the relevant permissions and consents.

### External Details



# Mayfair Avenue, Sowood Halifax,

Directions



# Mayfair Avenue, Sowood Halifax,

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