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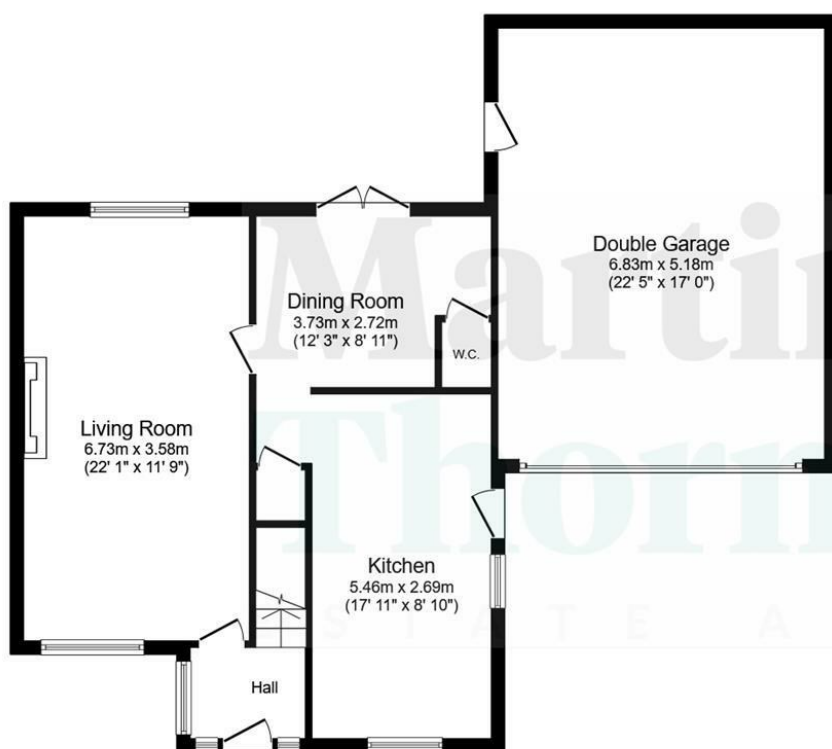
Mayfair Avenue, Sowood Halifax, Yorkshire

Offers over £325,000

This three-bedroom semi-detached house is presented to a high standard with an attention to detail rarely found. The property enjoys a popular village setting in a perfect commuting location. The accommodation comprises an entrance porch with oak flooring, a large open-plan living room with a multi-fuel stove, a separate dining room with French doors, a high specification kitchen with integrated appliances and a downstairs WC. On the first floor are three good-sized bedrooms with built-in furniture and a high specification bathroom with a separate shower cubicle. The property has a gas-fired central heating system with a Smart thermostat, uPVC double-glazing and a comprehensive security system. Externally, the property occupies a corner plot with gardens to three sides, parking on the imprinted concrete driveway and a double garage. Only by an internal inspection can the accommodation and presentation be truly appreciated.

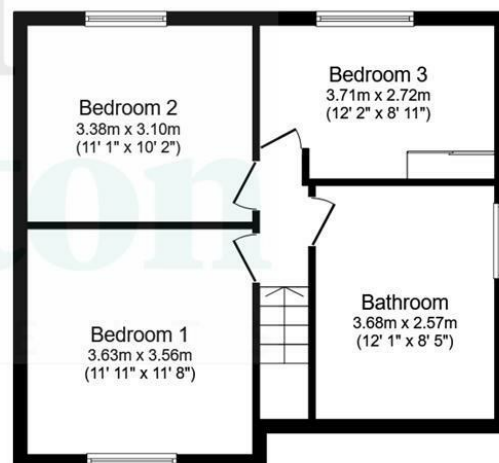
**Mayfair Avenue, Sowood
Halifax, Yorkshire**

Floorplan



Ground Floor

Floor area 93.1 sq.m. (1,002 sq.ft.)



First Floor

Floor area 48.3 sq.m. (520 sq.ft.)

Total floor area: 141.4 sq.m. (1,522 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Mayfair Avenue, Sowood Halifax, Yorkshire

Details



Entrance Porch

An external composite door with a large opaque glazed panel and uPVC screens on either side gives access to the entrance porch. This serves as an everyday entrance to the property and is presented to a particularly high standard, as is the whole accommodation. It has a superb oak staircase with oak treads and risers, incorporating LED lighting and oak handrails on either side. There is LED downlighting, a radiator and a timber and glazed door leading into the living room.



Living Room

This large, impressive reception room is well-appointed and runs from front to rear of the property. It has large uPVC front and rear windows, making the room particularly light and bright. The focal point is a multi-fuel stove on a deep stone hearth. There is superb Karndean flooring, plenty of space for furniture, coving to the ceiling and two radiators. A timber and glazed door leads into the dining room.



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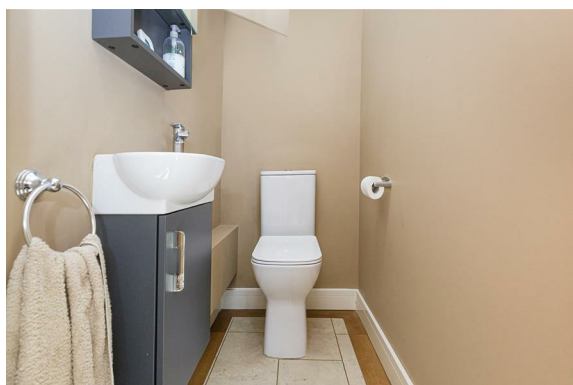
Dining Room

This room has a continuation of the Karndean flooring and can accommodate a good-sized formal dining table. It has uPVC French doors leading out into the enclosed garden, coving to the ceiling and a radiator. There is a useful under stairs storage cupboard and access to the downstairs WC.



Downstairs WC

This room has a white two-piece suite comprising a hand wash basin and a low-level WC. It has Karndean flooring and a wall-mounted mirror fronted toiletries cabinet.



Kitchen

The recently updated kitchen is positioned at the front of the property. It has extensive Quartz worktops with matching upstands, a Caple sink with grooved draining areas and a mixer tap, rose gold sockets. Integrated appliances comprise a fridge freezer, washer and slimline dishwasher. There is a microwave, a Smeg self-cleaning fan oven and matching five-ring gas hob (one of which is a wok style burner) and a matching filter hood. The flooring complements the Quartz worktops and the room enjoys a dual aspect with a large front uPVC window and a composite stable style door with a glazed panel and screen to one side. There is LED downlighting, an inset matwell and a radiator.



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First Floor Landing

The staircase with LED lighting rises to the first floor landing, which has oak flooring and LED downlighting.

Bedroom One

This large double bedroom is positioned at the front of the property and has extensive built-in furniture with hanging rails, shelving and drawers. There is provision for a wall-mounted TV, a fitted bedhead with open shelving and a radiator.



Bedroom Two

This light and bright double bedroom is positioned at the rear of the property and has neutral decor and a large uPVC window. It has built-in furniture with two sets of double wardrobes, a central dressing table with a cupboard above and downlighting and a mirror with concealed storage. There is also a radiator.



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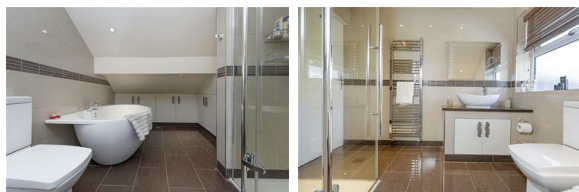
Bedroom Three

This good-sized third bedroom is positioned at the rear of the property and has built-in furniture with hanging rails, shelving, drawers and a dressing table/desk. There are high level storage cupboards incorporating downlighting. There is provision for a wall-mounted TV, coving to the ceiling and a radiator. The room would make a perfect home office/study.



House Bathroom

This room certainly has the wow factor for its size, quality and presentation. The white four-piece suite comprises an oval bath, oval hand basin set to a Quartz display plinth with storage beneath, a low-level WC and a separate shower cubicle housing an overhead waterfall style shower fitting. There are bespoke storage cupboards, an illuminated mirror, LED downlighting and tiling to the walls and floor. To the side elevation is an opaque uPVC window and the room has an upright ladder style radiator.



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External Details

The property occupies a corner plot with gardens to three sides. In front of the property is a low-level perimeter wall, a shaped level lawn with mature beds and borders, extensive parking on the imprinted concrete driveway and access to the attached garage. On the right hand side of the garage are railway style sleepers and a raised lawned garden with perimeter walling. The imprinted concrete driveway extends to form an area that would be perfect to store a shed, wood store or bins. There is a charging point for an EV electric vehicle and external water. The rear garden is designed for outdoor eating and entertaining and can be accessed from the French doors in the dining room. It is paved for ease of maintenance.



Double Garage

The garage has an automatic roll-over door, power and lighting. It has useful overhead storage within the roof area and houses the boiler for the central heating boiler. The side door gives access to the rear garden.



Tenure

The vendor informs us the property is Freehold.

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Directions

