



WAINHOUSE
PROPERTIES



27 WARLEY WOOD AVENUE HALIFAX

£220,000
FREEHOLD

New to market is this double fronted family home situated on the popular street of Warley Wood Avenue. In brief the property comprises of large living room, spacious kitchen diner, three bedrooms, one currently being used as an office and house bathroom. The property also benefits from parking to the front and tiered garden to the rear. Fitted storage throughout the house and lots of bespoke homemade items such as a children's double bed and treehouse.

Viewing is essential to appreciate the character and size of this property, call our office today to book your viewing.



• TERRACE PROPERTY • THREE BEDROOMS • LARGE KITCHEN DINER • SPACIOUS LIVING ROOM

Entrance

With staircase to the first floor and door to:

Living Room

Having a feature open fireplace, double glazed window to the front and radiator.

Kitchen Diner

Spacious room with fitted kitchen cupboards and complementary work surfaces incorporating a Belfast sink. Integrated oven, hob and extractor over head and integrated dishwasher. Space for a dryer and plumbing for a washing machine. Two double glazed windows overlooking the rear garden and space for a free standing fridge freezer. Door leads to storage space under the stairs and further door leads to:

Boot Room

Great space ideal for storage, with fitted shelving, boiler and stable door giving access to the rear garden.

First Floor

landing with access to the upstairs living accommodation

Bedroom One

Double room with bespoke fitted double bed, lifted up off the ground with stepped access allowing for more floor space. Fitted wardrobes, double glazed window to the front overlooking the views, radiator and loft access point.

Bedroom Two

Further double room with double glazed window to the front, radiator and large fitted wardrobes.

Bedroom Three

Currently being used as a home office with fitted shelving to the walls and bespoke fitted desk. Double glazed window overlooking the rear garden and radiator.

Bathroom

Three piece suite comprising of WC, wash basin and bath with shower over head. Fitted storage cupboard, fully tiled walls, heated towel rail and frosted double glazed window.

External

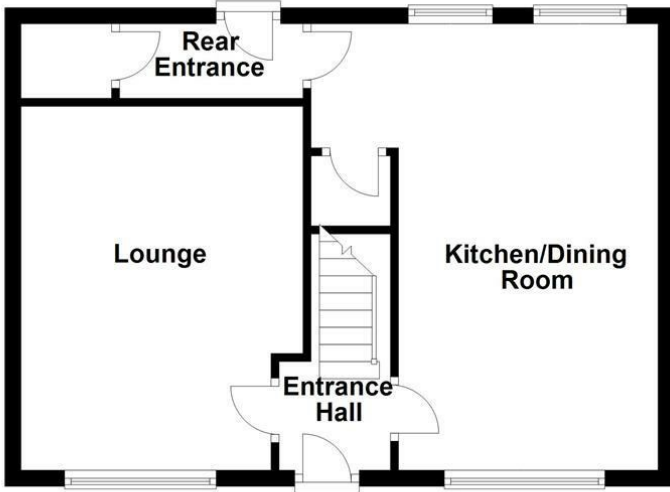
To the front there is parking for potentially two cars and stairs to the front door. To the rear there is a paved patio area and tiered garden which has a garden shed and bespoke wooden treehouse in the top corner. Further gated access to the top road.



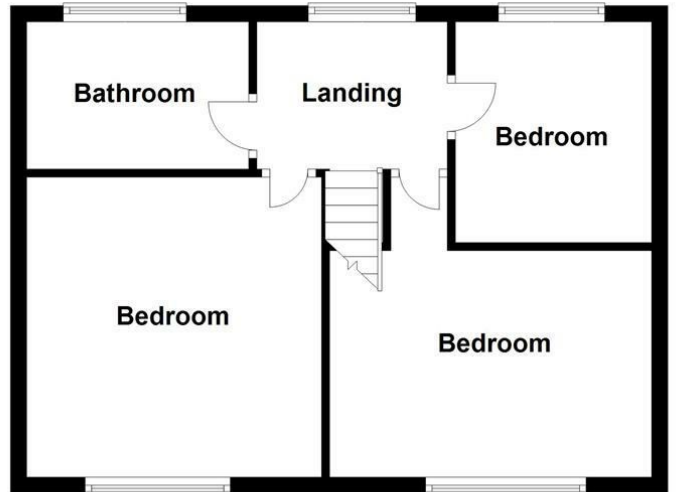
• BESPOKE FITTED CHILDRENS BED AND TREEHOUSE • FITTED STORAGE • PARKING TO THE FRONT • TIERED GARDEN TO THE REAR



Ground Floor



First Floor



To be used as a guide for illustration purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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