

Chapters



**22 FIRST AVENUE
HALIFAX**

**£215,000
FREEHOLD**

Chapters are delighted to market this charming property on First Avenue in Halifax, this spacious terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned open plan living dining room which then leads to the kitchen. With three double bedrooms and modern family bathroom along with useful storage cellar this property is not to be missed. Externally the property benefits from a beautifully landscaped garden to the rear and paved yard to the front. The location on First Avenue offers a blend of community spirit and accessibility, with local amenities and transport links within easy reach. Whether you are looking to settle down or invest in a promising property, this terraced house in Halifax is a wonderful choice that combines practicality with a welcoming atmosphere. Do not miss the chance to make this lovely home your own.



• SOUGHT AFTER LOCATION • SPACIOUS TERRACE PROPERTY • THREE GOOD SIZED BEDROOMS

Entrance Porch

Access via a PVCu front door with double glazed windows to two sides with further door to:

Living Room Dining

Spacious, bright living room with double glazed window to the front and rear, feature fireplace with inset gas fire, radiator, staircase to the first floor and door to:

Kitchen

Fitted wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated oven, ceramic hob and extractor hood over head. Space for an under counter fridge, double glazed window to the front, plumbing for a washing machine, radiator, wooden access door to the front of the property and door to:

Cellar

Useful space used for storage.

First Floor

Landing with staircase to the second floor and access to:

Bedroom One

Double room with double glazed window to the front, under stair storage cupboard, fitted wardrobes and radiator.

Bedroom Two

Further double room with double glazed window to the rear and radiator.

Bathroom

Four piece bathroom suite comprising WC, wash basin, paneled bath and corner shower cubical. Frosted double glazed window, extractor fan and radiator.

Second Floor

Bedroom Three

Large double room with skylight window and radiator.

External

The property has a beautiful landscaped garden to the rear of the property with flower beds, shrubs and garden pond. Gated access from the rear and path leading to a seating area. To the front there is a paved patio area.

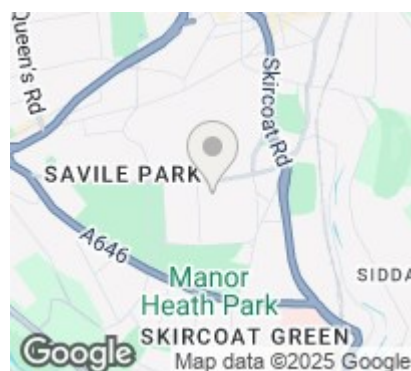


- LARGE LIVING DINING ROOM • DECEPTIVELY SPACIOUS • STORAGE
- CELLAR • ENCLOSED REAR GARDEN • CLOSE TO TOWN CENTRE





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	49
(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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