

Chapters



70 HARLEY HEAD AVENUE
HALIFAX

£225,000
FREEHOLD

Situated in the charming area of Lightcliffe, Halifax, this delightful house on Harley Head Avenue offers a perfect blend of comfort and modern living. The property briefly comprises entrance hallway, downstairs cloakroom, living room, kitchen diner, three bedrooms with the master having an en-suite and house bathroom. Externally the property has a private enclosed garden to the rear and off-road parking for two vehicles. Lightcliffe is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood. The property is well-positioned to take advantage of local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This house on Harley Head Avenue presents an excellent opportunity for anyone looking to make a home in a tranquil yet accessible part of Halifax. With its spacious layout and convenient features, it is a property that truly deserves your attention.



• SEMI-DETACHED PROPERTY • THREE BEDROOMS • LIVING ROOM • KITCHEN DINER WITH INTEGRATED APPLIANCES

Entrance

Access via composite front door with radiator, staircase to the first floor and door to:

WC

WC, wash basin, radiator and frosted double glazed window.

Living Room

Good sized room with double glazed window to the front, radiator, under stair storage space and door to:

Kitchen Dining

Modern fitted kitchen with matching wall and base units incorporating a stainless steel sink and drainer. Integrated oven, hob and extractor fan along with dishwasher and plumbing for a washing machine. Double glazed window to the rear, radiator and double doors leading out to the rear garden.

First Floor

Landing area with loft access point and door to:

Bedroom One

Double room with double glazed window to the front, fitted storage cupboard, radiator and door to:

En-Suite

WC, wash basin and shower cubical. Radiator and frosted double glazed window.

Bedroom Two

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

Bedroom Three

Single room currently used as a walk in wardrobe with double glazed window to the rear and radiator.

Bathroom

Three piece white suite comprising WC, wash basin and paneled bath. Part tiled walls and frosted double glazed window.

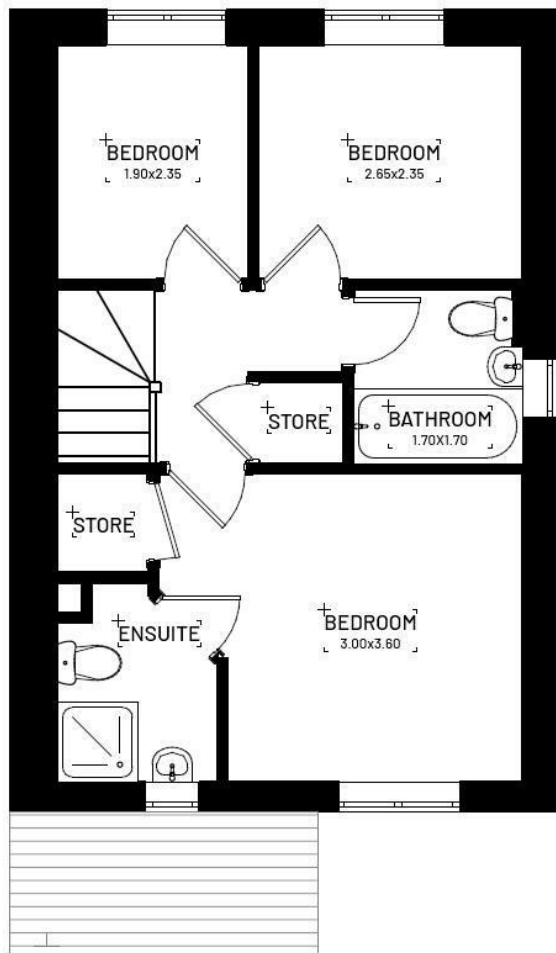
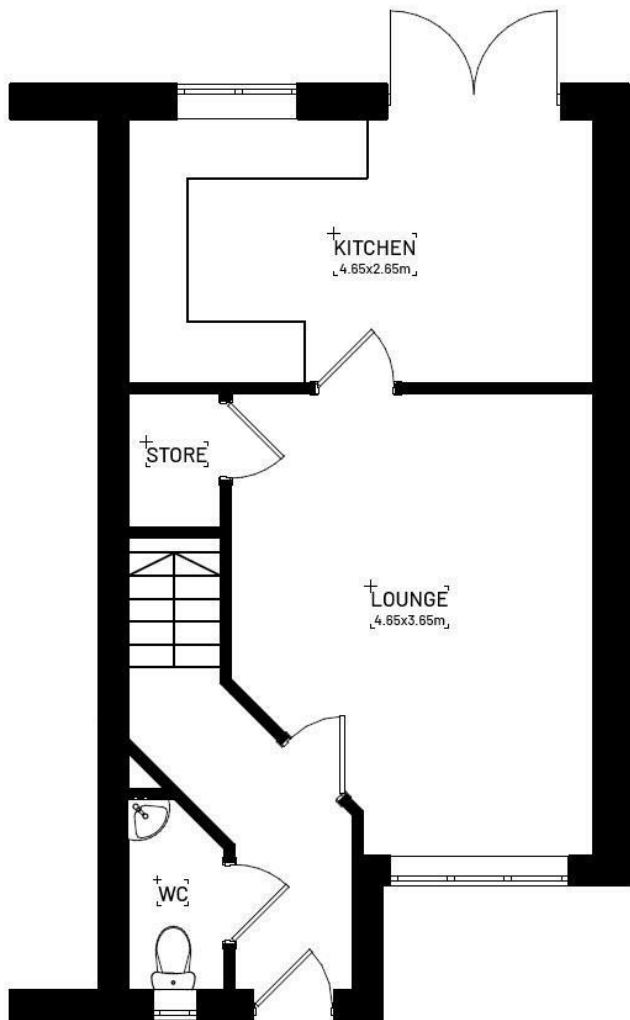
External

The property benefits from lawned area to the front and path leading to the front door. To the rear there is an enclosed private lawn garden with gated access to the side and off-road parking to the rear of the property which has an EV charger.



- MASTER BEDROOM WITH EN-SUITE • HOUSE BATHROOM • REAR PRIVATE GARDEN • OFF-ROAD PARKING





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(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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