



**14 GRANGE AVENUE
HOLMFIELD
HALIFAX
HX2 9AT**

Offers in the region of:
£150,000

Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk

Offering lots of potential is this three double bedroom inner terrace situated in this quiet position with open outlook. The accommodation has the benefit of gas central heating and upvc double glazing. Also briefly comprises: - Front entrance porch, spacious lounge, kitchen, three double bedrooms and bathroom. Paved front garden, enclosed lawned rear garden with flagged patio. Offered with the benefit of vacant possession and no chain.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Front entrance porch

With upvc external door and surround.

Inner entrance hall

With single radiator.

Spacious lounge

4.90 m (16'1) x 3.60 m (11'10)

With fitted gas fire, wooden fire surround with marble hearth and matching inset, double radiator and upvc patio doors.

Kitchen

3.79 m (12'5) x 2.25 m (7'4)

Part tiled, stainless steel sink unit, wall and base fixture cupboards with laminated work surfaces, gas cooker point, extractor hood and plumbing for automatic washing machine. Wall mounted boiler, double radiator and pantry cupboard.

FIRST FLOOR

Landing

With walk in storage cupboard.

Front double bedroom/bedroom 1

3.62 m (11'10) x 3.37 m (11'0) max

With radiator.

Rear double bedroom/bedroom 2

3.67 m (12'0) x 2.73 m (8'11)

With radiator.



Bedroom 3

3.18 m (10'5) x 2.37 m (7'9)

With radiator

Bathroom

Part tiled with three piece suite incorporating bath, wash hand basin and low flush wc, shower over bath with glazed shower screen and single radiator and inset spotlights.

External

Flagged area to the front with pleasant open outlook. To the rear of the property there is a further flagged patio and enclosed lawned garden with garden shed.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band D.

Directions

Please use the postcode HX2 9AT to locate the property and the property number is 14.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

