Chapters



11 SPRINGWOOD AVENUE
HALIFAX

£210,000

Situated on Springwood Avenue, Halifax, this attractive and well-presented end-terrace home would make an ideal purchase for first-time buyers, couples or small families. The property offers two well-proportioned bedrooms, a welcoming reception room and a modern bathroom. Externally, the property benefits from off-road parking for up to two vehicles, adding to its overall appeal. Conveniently located close to local schools and amenities, the house offers comfortable living in a convenient setting. Early viewing is recommended to appreciate what this property has to offer.





• BEAUTIFULLY PRESENTED THROUGHOUT • TWO BEDROOM END TERRACED • GARDENS TO THE FRONT AND REAR

Entrance

Side entrance via a wooden door leading directly into the kitchen/diner.

Kitchen Dining Room

A modern kitchen/diner fitted with matching wall and base units, providing ample storage and space for a dining table and chairs. The kitchen benefits from a range of integrated appliances, including a gas hob, extractor hood, oven, microwave, dishwasher, washing machine and fridge/freezer. Further features include a sink with double drainer, built-in storage cupboard housing the boiler, radiator and inset ceiling spotlights. Double-glazed windows to the rear provide natural light.

Living Room

A welcoming reception room featuring a double-glazed window to the front, gas fire and radiator. The room also provides access to the staircase leading to the first floor.

First Floor Landing

The first-floor landing benefits from a double-glazed window to the side aspect, providing natural light, with doors leading to the bedrooms and bathroom.

Bedroom One

A double bedroom featuring built-in storage, a radiator and a double-glazed window to the front aspect. There is additional space for freestanding bedroom furniture.

Bedroom Two

A further double bedroom with a radiator, double-glazed window to the front aspect and space for freestanding furniture. The room also benefits from access to the loft via a drop-down ladder, with lighting installed.

Bathroom

The bathroom features partially tiled walls and a walk-in shower with an electric shower. Additional fittings include a wash basin set within a vanity unit, WC and heated towel rail. Inset ceiling spotlights and a double-glazed window to the rear aspect complete the room.

External

To the front of the property is a low-maintenance garden with mature trees, alongside a driveway providing off-road parking for two cars. The rear garden features a seating area with steps leading down to a lawned section with garden shed and mature





trees, providing space for outdoor relaxation and entertaining.





• COUNCIL TAX BAND B • MODERN FITTED KITCHEN • GOOD TRANSPORT LINKS



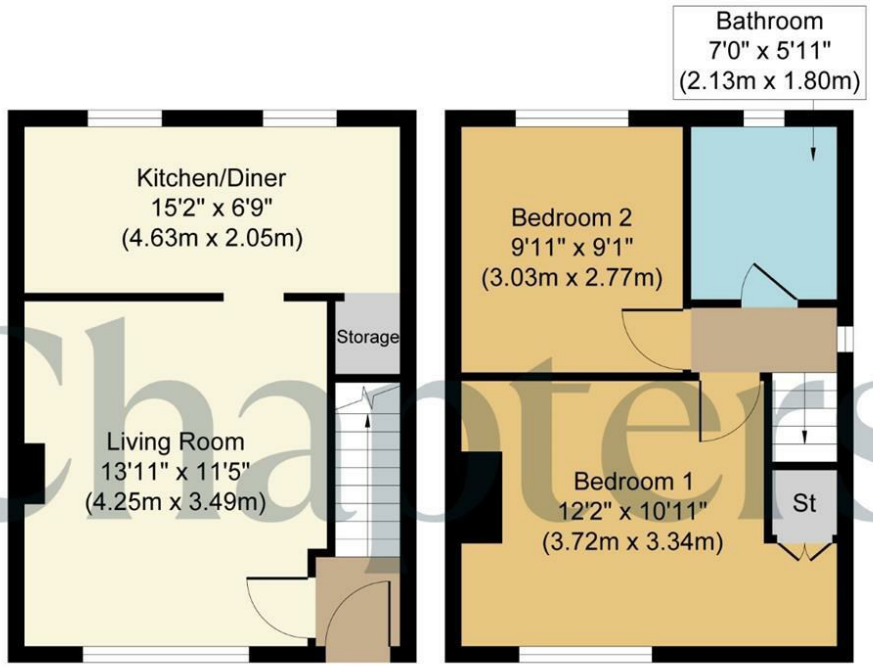






Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	
Viewings	-	By Appointment Only			

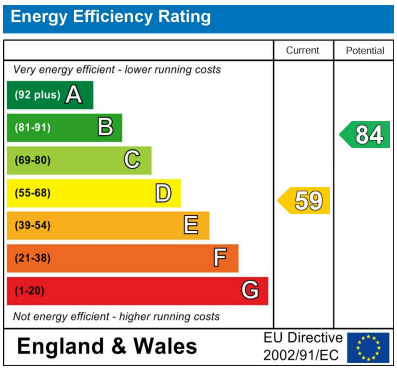


Ground Floor
Approximate Floor Area
319 sq. ft
(29.63 sq. m)

First Floor
Approximate Floor Area
319 sq. ft
(29.63 sq. m)

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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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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