



**3 WELL ROYD
AVENUE
HALIFAX
HX2 0LN**

Offers in the region of:
£169,500



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

An extremely well presented stone built two bedroom town house situated in this popular cul-de-sac location. The accommodation has the benefit of both gas central heating and upvc double glazing. Also briefly comprises: - Ground floor: - Front entrance lobby, spacious lounge and modern dining kitchen. First floor: - Two bedrooms and shower room with three piece quality suite. External: - Off road parking to the front. To the rear of the property there is a two tier rear garden. Ideal first time buyer purchase, well worthy of internal inspection.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Front entrance lobby

With upvc external door and surround and radiator.

Spacious lounge

4.38 m (14'4) x 3.65 m (12'0) into alcove

With living flame gas fire, bay window, laminated wood effect flooring, modern vertical radiator and television point.

Modern dining kitchen

4.54 m (14'11) x 2.91 m (9'6) max

Part tiled, stainless steel sink unit, wall and base fixture cupboards with laminated work surfaces. Integrated gas hob, electric oven and grill, extractor fan, modern vertical radiator, wood effect laminated flooring, space for fridge freezer and plumbing for automatic washing machine and upvc external door and surround.

Walk in pantry cupboard.

FIRST FLOOR

Landing (loft access)

Front double bedroom/bedroom 1

3.71 m (12'2) x 3.46 m (11'4)

With double built in wardrobes with sliding mirrored doors and double radiator.



Bedroom 2

2.97 m (9'9) x 2.64 m (8'8)

With double radiator.

Storage cupboard

Housing Ideal recently installed combination condensing boiler.

Modern shower room

With three piece quality suite incorporating shower cubicle with mixer shower, floating vanity wash hand basin and concealed low flush WC, vertical modern towel radiator, inset spotlights and tiled flooring.

External

Off road parking to the front. To the rear of the property there is a two tier rear garden.

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 B. The Energy Efficiency rating for the property is band D.

Directions

Please use the postcode HX2 0LN-The property is number 3.

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:

- 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.
- 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

Energy performance certificate (EPC)		
3 West Street Avenue HALFAN HX2 0LN	Energy rating D	Valid until: 18 October 2030 Certificate number: 8030 2888 1600 3386 4788
Property type	Mid-terrace house	
Total floor area	61 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlord-energy-ratings).		
Energy rating and score		
This property's energy rating is D. It has the potential to be C.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 50		
Score	Energy rating	Current Potential
92-100	A	
81-91	B	
69-80	C	
55-68	D	58 D
39-54	E	
21-38	F	
1-20	G	

