







28 Wade House Avenue, Halifax, HX3 7NX

£1,250 Per Month

AVAILABLE SOONBOND £1250.00**Offered TO LET is this well presented THREE bedroom semi-detached situated on a cul-de-sac in the popular location of Shelf, Halifax. Accommodation comprises; Entrance lobby, lounge, kitchen, utility. To the first floor; landing, three bedrooms, cloaks/w.c. and bathroom. Garage and off road parking to front. Garden to rear. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

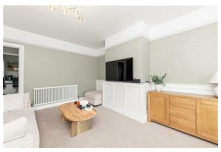
Ground Floor

Entrance Lobby



Entrance door, radiator, staircase access to first floor and door to lounge;

Lounge 12'2" x 13'6" (3.73 x 4.12)





Part wood paneled wall, two radiators, Upvc double glazed bay window to front and door to breakfast kitchen;

Breakfast Kitchen 12'2" x 12'11" (3.73 x 3.96)






Having a range of wall and base units with complementing worktop and splashback. Integrated dishwasher, double electric oven and induction hob. Acrylic one and half sink and drainer, wooden floor, radiator and spotlights. Wine rack, space for American fridge/freezer, understairs storage and external door to side. Upvc double glazed window to rear and door to utility;

Utility 3'1" x 5'1" (0.94 x 1.57)



Worktop with plumbing for washing machine and space for dryer. Upvc obscure double glazed window to side.

First Floor

Landing

Doors to cloaks/w.c. bathroom and bedrooms;

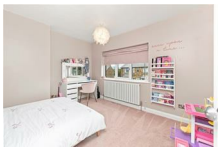
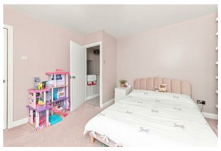
Bedroom One 8'0" x 15'6" (2.45 x 4.73)





Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Two 11'7" x 12'4" (3.55 x 3.76)


Double bedroom with radiator and Upvc double glazed window to front. Overstairs storage with Upvc double glazed window to front.

Bedroom Three 9'1" x 9'9" (2.79 x 2.98)



Double bedroom with feature panel wall, radiator and Upvc double glazed window to front.

Cloaks/w.c. 3'8" x 5'9" (1.14 x 1.76)



Two piece suite comprising low flush w.c and sink with vanity unit. Wooden floor, radiator and Upvc double glazed window to rear.

Bathroom 5'9" x 12'4" (1.77 x 3.76)





Four piece suite comprising low flush w.c. sink with vanity unit, walk in double shower with mains shower and freestanding bath with floor tap and mixer shower. Tiled floor, part tiled and part wood paneled walls, Upvc double glazed window to rear and circular Upvc double glazed window to side. Heated towel radiator.

External



Block paved driveway to front. Patio garden to rear.

Garage

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

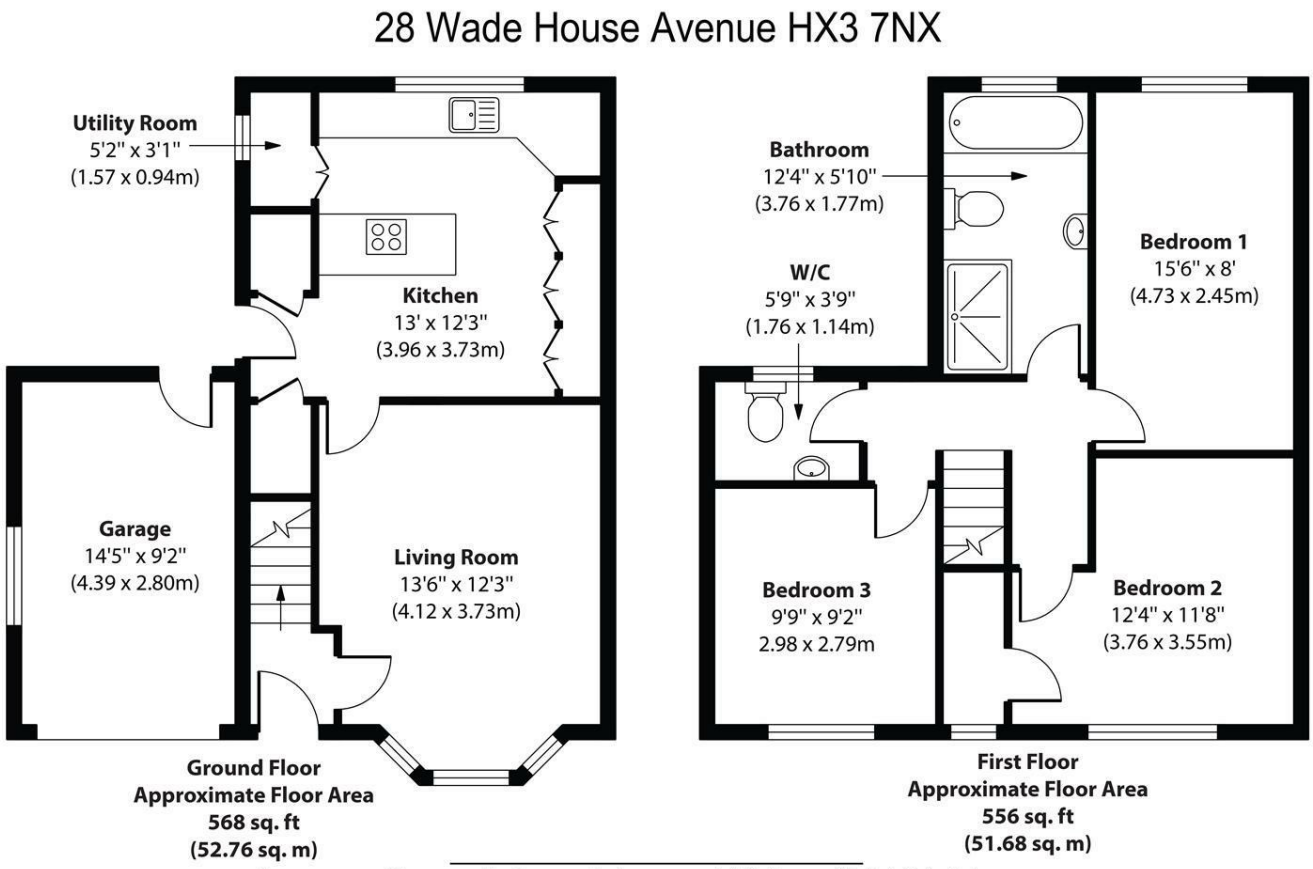
Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

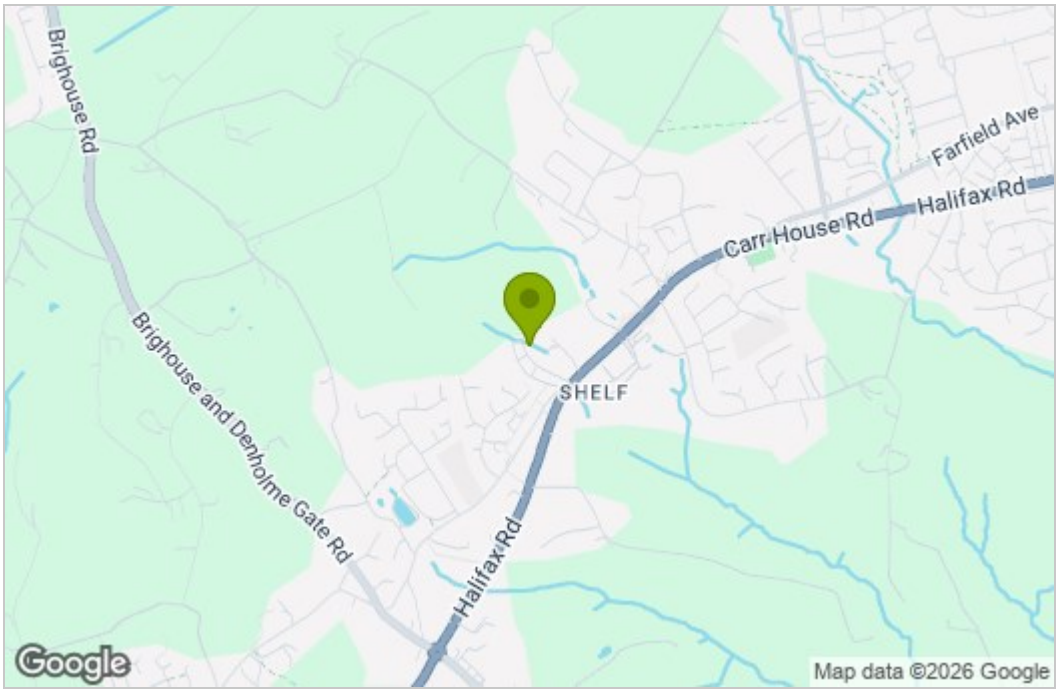
Floor Plan



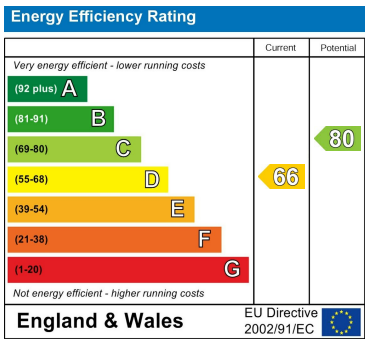
Approx. Gross Internal Area 1124 sq ft / 104.44 sq m

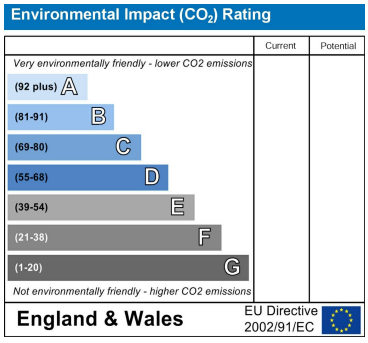
Illustration for identification purposes only. measurements are approximate. not to scale.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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