



Westcroft Avenue, Halifax, HX3 7LE
£290,000

E&H Edkins Holmes
ESTATE AGENTS

Enjoying far-reaching views, this three bedroom semi-detached home offers well-proportioned accommodation, generous off-road parking and excellent potential for a growing family.

The accommodation comprises an entrance hall, lounge, dining room and kitchen to the ground floor, together with a useful separate utility room/side entrance porch. To the first floor are three bedrooms, a separate shower room and W.C.

Externally, the property benefits from driveway parking for two vehicles, along with gardens and an open outlook which takes full advantage of the impressive far-reaching views.

Westcroft Avenue is located in Shelf, with local schools, amenities and transport links within easy reach. Shelf Junior and Infant School is approximately 600 metres away and Northowram Primary School is just a mile away, while the location provides convenient access towards Halifax, Bradford and the surrounding areas.

A well-proportioned three bedroom home combining practical family accommodation, off-road parking and a particularly pleasant outlook.



Entrance Hall

Cupboard. Radiator. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Lounge 15'0" x 11'8" (4.586 x 3.578)

Coal effect, living flame gas fire (capped off). Wall lights. Radiator. UPVC double glazed window to front elevations.

Dining Room 11'6" x 10'2" (3.508 x 3.118)

Radiator. UPVC double glazed French doors to rear elevation

Kitchen 11'4" x 8'215'2" (3.460 x 2504)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas cooker. Stainless steel and glass cooker hood. Tilled splashback. Plinth heater. Pantry. Boiler. Door to side elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from Entrance Hall. Loft access via ladder. Radiator. Cupboard. UPVC double glazed window to side elevation

Bedroom One 13'0" x 10'1" (3.977 x 3.083)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'11" x 9'11" (3.030 x 3.040)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 10'2" x 7'4" (3.103 x 2.258)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

W.C.

Low flush W.C. Fully tiled. UPVC double glazed window to side elevation.

Parking

Block paved driveway for two or more cars.

Front Garden

Shingle garden with planting.

Rear Garden

Lawn and patio garden with two sheds. Mature planting. Fruit trees.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
milky.spoken.busy

Disclaimer

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