



Greenacres Avenue, Halifax HX3 7RL

welcome to

Greenacres Avenue, Halifax

Well-presented four-bedroom semi- detached family home situated in a sought-after residential location, offering spacious living accommodation, a garage, and a large enclosed rear garden. Offered at Offers Over £300,000, this property is ideal for modern family living.



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator,

Lounge

18' 2" x 11' 5" (5.54m x 3.48m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire with surround, UPVC double glazed bay window.

Dining Room

10' 11" x 10' 1" (3.33m x 3.07m)

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, double glazed patio doors to rear elevation.

Study / Bedroom

12' 5" x 8' (3.78m x 2.44m)

The study/ bedroom comprises of carpet flooring, ceiling light point, double glazed bay window to the front elevation.

Kitchen

14' 8" x 9' 11" (4.47m x 3.02m)

The kitchen comprises of tiled flooring, ceiling spotlights, four ring gas hob and gas oven, matching wall and base units with work top over, fridge freezer, dishwasher, UPVC door to the side elevation, UPVC double glazed window to the side elevation.

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

The utility room comprises of tiled flooring, ceiling light point, low level W/c, wash basin, plumbing for a washing machine.

Landing

The landing comprises of carpet flooring, ceiling light point, storage cupboard.

Bedroom One

15' 5" x 9' 4" (4.70m x 2.84m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear

elevation.

Bedroom Two

10' x 11' 1" (3.05m x 3.38m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, storage cupboard, loft hatch, UPVC double glazed window to the side elevation.

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Bedroom three comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Loft Space

The loft is fully boarded

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling spotlights, gas central heating radiator, low level W/c, fitted vanity unit with wash basin, Jacuzzi bath with shower over, UPVC double glazed window to the side elevation.

Garage

The garage comprises of electric power points and up and over door.

Externally

Externally, the property benefits from a block paved driveway providing parking for up to four cars, along with a large lawned garden to the front, whilst to the rear there is a further large lawned garden with a flagged seating area to the side.



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welcome to

Greenacres Avenue, Halifax

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- MARKETED AT OFFERS OVER £300,000
- SOUGHT-AFTER RESIDENTIAL LOCATION
- GARDENS FRONT AND REAR & BLOCK PAVED DRIVEWAY
- CLOSE TO LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115367 - 0004

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