



Golf Avenue, HALIFAX, HX2 0LE

welcome to

Golf Avenue, HALIFAX

Four bedroom semi-detached property situated in the popular location Norton Tower of Halifax, Offers Over £290,000 which could be ideal for growing families. Benefitting from spacious living, off street parking and a good sized rear garden. Contact us now to view!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator.

Lounge

12' 11" x 11' 8" (3.94m x 3.56m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With a gas fire & surrounding fireplace and the lounge itself has carpeted flooring.

Dining/Reception Room

21' 2" x 9' 8" (6.45m x 2.95m)

With a double glazed window to the rear elevation, two ceiling light points and a gas fire. There is ample space for dining furniture, wood flooring and French doors to the side elevation which provide access to the garden.

Kitchen

13' 7" x 11' 2" (4.14m x 3.40m)

Spacious fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the rear elevation, UPVC door providing access to the rear garden, ceiling spotlights, gas central heating radiator, oven & induction hob with an extractor over and the kitchen itself has vinyl flooring.

Utility Room

7' 2" x 6' 5" (2.18m x 1.96m)

Handy & practical utility room with a sink, wall & base units, ceiling spotlights and a double glazed window to the front elevation. The utility room itself has vinyl flooring.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' 6" x 10' 9" (4.11m x 3.28m)

Double bedroom with a double glazed windows to the front & side elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bedroom Three

14' 1" x 7' 8" (4.29m x 2.34m)

With double glazed windows to the front & rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Four

7' 2" x 6' 4" (2.18m x 1.93m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation.

Bathroom

The house bathroom comprises of a white three piece suite which comprises of a low level wc, pedestal wash hand basin and a panelled bath with shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the bathroom itself has tiled walls & vinyl flooring.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating radiator and laminate flooring.

Externally

To the front of the property there is a lawn and a driveway which provides off street parking. To the rear is a good sized well maintained garden which has a patio providing space for garden furniture if desired and a good sized lawned garden with paved area & a shed. The garden would be great for enjoying the summer months.



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Golf Avenue, HALIFAX

- ***OFFERS OVER £290,000***
- NORTON TOWER LOCATION
- IDEAL FOR GROWING FAMILIES
- OFF STREET PARKING & GOOD SIZED REAR GARDEN
- FOUR BEDROOM SEMI-DETACHED PROPERTY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114795 - 0002

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