



Moor End Avenue, Halifax, HX2 0SB

welcome to

Moor End Avenue, Halifax

Two bedroom mid-terrace property in the Pellon location of Halifax, offers over £160,000 which could be a great first time buyer opportunity. Well presented throughout and offering spacious living with off street parking and a rear garden. Contact us now to view.



Entrance Hall

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

Lounge

12' 1" x 10' 8" (3.68m x 3.25m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. There is a wall mounted gas fire and the lounge itself has carpeted flooring.

Kitchen/Diner

14' 4" x 9' 3" (4.37m x 2.82m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There are two double glazed windows to the rear elevation, a door providing access to the conservatory, two ceiling light points, oven & four ring gas hob, plumbing for a washing machine and the kitchen itself has vinyl flooring. The dining area has carpeted flooring and provides space for dining furniture.

Conservatory

9' 10" x 8' 5" (3.00m x 2.57m)

With double glazed windows and French doors which lead to the rear garden. There is a media wall, electric fire and the conservatory has laminate flooring.

Bedroom One

10' 6" x 10' 1" (3.20m x 3.07m)

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

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)

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

Bathroom

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

Externally

The front of the property provides off street parking with a driveway for two cars and to the rear is an enclosed garden which is fenced for privacy and has astro turf and a shed.



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welcome to

Moor End Avenue, Halifax

- PRESENTED TO A GREAT STANDARD
- GREAT FIRST TIME BUYER OPPORTUNITY
- OFF STREET PARKING & ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£160,000



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