



**Third Avenue, Halifax, HX3 0DT**

**welcome to**

**Third Avenue, Halifax**

Modern & well-presented three bedroom mid-terrace family home situated in Savile Park, Price £190,000 which could be ideal for growing families & professionals. Benefitting from spacious living, on street parking & private garden. Early viewings advised so contact us now!



### **Lounge**

10' 8" x 13' 10" ( 3.25m x 4.22m )

Well-presented lounge with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The lounge provides space for free standing furniture and has laminate flooring.

### **Reception Room**

13' 10" x 11' 3" ( 4.22m x 3.43m )

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The room itself has laminate flooring.

### **Office/Reception Room**

11' 8" x 9' 4" ( 3.56m x 2.84m )

Located on the lower ground floor is the office/reception room with a ceiling light point, gas central heating radiator and tiled flooring. This room could be ideal for home working/studying.

### **Kitchen/Dining Room**

10' 10" x 10' 5" ( 3.30m x 3.17m )

Located on the lower ground floor is the modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap and tiled splashback. There is a double glazed window to the front elevation, two ceiling light points and gas central heating radiator. Integrated appliances include a fridge freezer, dishwasher, combi washer/dryer. The kitchen provides space for dining furniture and has tiled flooring.

### **First Floor Landing**

With carpeted flooring and providing access to the first floor accommodation.

### **Bedroom One**

12' 8" x 12' 2" ( 3.86m x 3.71m )

Located on the second floor is a double bedroom with a velux window, ceiling spotlights and an electric radiator. The bedroom itself has carpeted flooring, benefits from under eaves storage space and walk in wardrobe.

### **En-Suite**

The en-suite for bedroom one comprises of a low level wc, floating wash hand basin and shower cubicle. With ceiling light point, gas central heating towel rail and the en-suite itself has tiled flooring.

### **Bedroom Two**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### **Bedroom Three**

9' 6" x 5' 5" ( 2.90m x 1.65m )

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

### **Family Bathroom**

The family bathroom comprises of a low level wc, wash hand basin with vanity unit and a panelled bath with shower over. There is a frosted double glazed window to the front elevation, ceiling light point and a gas central heating towel rail. The bathroom itself has tiled flooring.

### **Wc Room**

Located on the lower ground floor is a wc room which comprises of a low level wc & wash hand basin.

### **Externally**

To the front of the property is on street parking and a good sized private fenced and paved garden with gated access that provides space for garden furniture if desired. The garden would be great for enjoying the summer months. To the rear is a small, paved yard



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welcome to

## Third Avenue, Halifax

- SAVILE PARK LOCATION
- IDEAL FOR GROWING FAMILIES
- PRESENTED TO AN EXCELLENT STANDARD
- GOOD SIZED PRIVATE REAR GARDEN
- OFFERING SPACIOUS FAMILY LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114969 - 0005

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william h brown



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://williamhbrown.co.uk)