



Burnside Avenue, HALIFAX, HX3 7RA

welcome to

Burnside Avenue, HALIFAX

****GUIDE PRICE £300,000-£325,000**** A well-presented and modernised home featuring a driveway, rear garden, and outbuilding. Ideal for families or first-time buyers, this property offers spacious living accommodation and a fully fitted bar area to the rear. Early viewing is highly recommended!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, UPVC double glazed window to the side elevation, composite door to the entrance.

Outbuilding

8' 4" x 8' 11" (2.54m x 2.72m)

The outbuilding is currently being used as a office/study

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, log burner, UPVC double glazed window to the front elevation.

Kitchen

17' 4" x 11' 5" (5.28m x 3.48m)

The kitchen comprises of laminate flooring, ceiling spotlights, matching wall and base units with marble work top over, gas central heating radiator, double oven, gas hob, UPVC double glazed window to the rear elevation, French door leading to the rear.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom one comprises of carpet flooring, ceiling light point, wall lights, gas central heating radiator, walkin wardrobes, UPVC double glazed window to the rear elevation.

En-Suite

The En-suite comprises of laminate flooring, ceiling light point, gas central heated towel rail, low level W/c, wash basin, shower, UPVC window to the rear elevation.

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m)

Bedroom two comprises of carpet flooring, ceiling spotlights, fitted wardrobe, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

10' x 9' 9" (3.05m x 2.97m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, built in wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Four

7' 5" x 7' (2.26m x 2.13m)

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

Bathroom

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

Externally

Externally, the property benefits from a front driveway, while to the rear there is a lawned garden with a fully fitted bar area.



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welcome to

Burnside Avenue, HALIFAX

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF SHELF
- MODERNISED THROUGHOUT
- DRIVEWAY, REAR GARDEN, AND OUTBUILDING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115447 - 0004

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