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**Norman Avenue,  
Elland, Halifax**

**Offers over £140,000**

**\*\*\*EXCELLENT INVESTMENT OPPORTUNITY SOLD WITH A TENANT IN SITU\*\*\***

Sold with a tenant in situ, this attractive four-bedroom terraced property presents an excellent turnkey investment opportunity, generating immediate rental income. Ideally positioned just a short distance from Elland, the home enjoys easy access to a wide range of local amenities, transport links, and everyday conveniences.

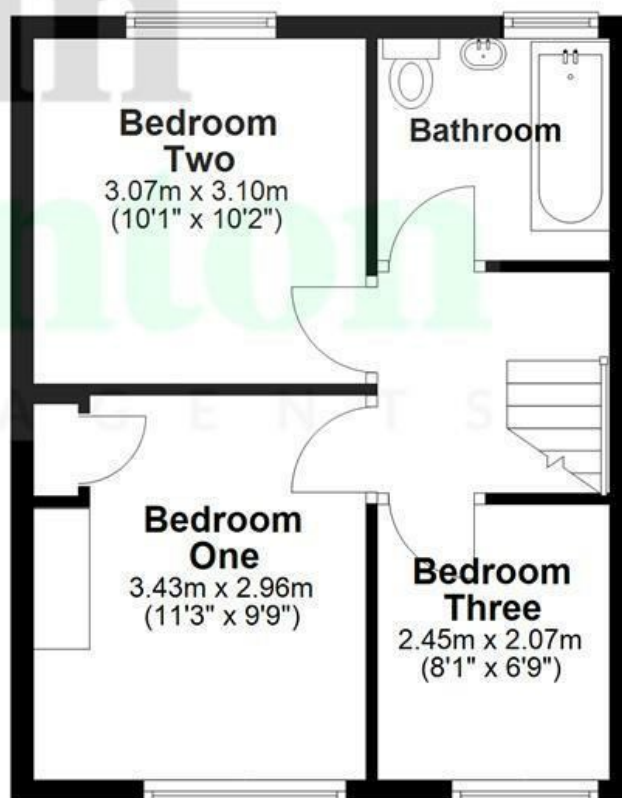
The property comprises; entrance hall, lounge, kitchen, ground floor bedroom and bathroom. To the first floor, there is three bedrooms and a house bathroom. To the front of the property there is a hard standing providing off road parking and to the rear there is a low maintenance garden area.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Norman Avenue, Elland, Halifax

## Details



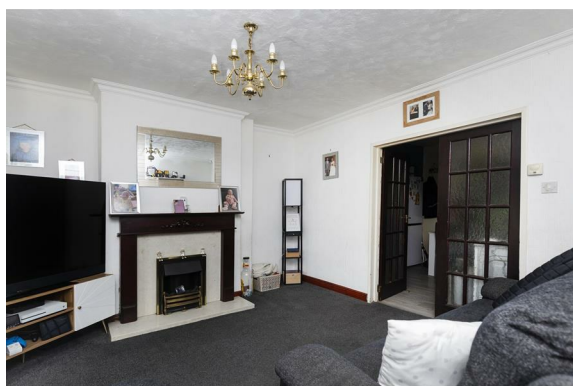
### Summary

#### Entrance Hall

A uPVC door with a decorative double-glazed insert opens to the entrance hall, where there is a ceiling light point, hanging hooks for coat storage and a staircase rising to the first floor landing. An archway leads through to the living room.

#### Living Room

The living room is positioned at the front of the property and has a walk-in splayed timber bay window with double-glazing providing natural light. There is coving to the ceiling, a ceiling light point and a radiator. A set of timber and bevelled glazed doors open to the kitchen diner.



#### Kitchen Diner

This room is located at the rear of the property and has timber and glazed windows. The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with twin taps. Integrated appliances comprise an oven and hob with a canopy style filter hood. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine and laminate flooring that continues into the dining area. This area has plenty of space for a table, a ceiling light point and a radiator. A sliding timber door leads through to the rear entrance.



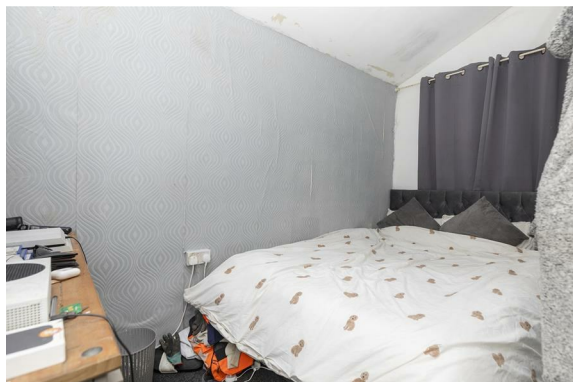
#### Rear Entrance

A uPVC door with a double-glazed insert and a matching side panel provides access to the rear garden.



#### **Bedroom Four**

This double bedroom is positioned at the rear of the property and has a Velux window and a uPVC double-glazed window to the rear elevation. There is a ceiling light point and space for freestanding furniture.



#### **Downstairs Bathroom**

The bathroom has a white suite comprising a panelled bath with mixer tap and electric shower, a vanity hand basin with mixer tap and a low-level WC. A uPVC double-glazed window overlooks the rear elevation. There is appropriate tiling to the walls, vinyl laminate style flooring and a ceiling light point.



#### **First Floor Landing**

From the entrance hall, a staircase gives access to the first floor landing, where there is access to loft space.

#### **Bedroom One**

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is a built-in cupboard to one alcove that houses the water heater, a ceiling light point and a radiator.

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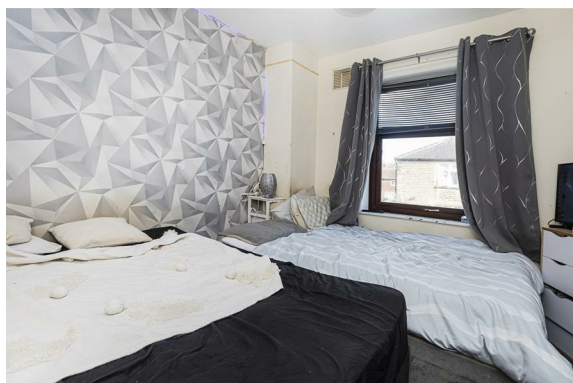
### House Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. A uPVC double-glazed window overlooks the rear elevation. There is appropriate tiling to the walls, contrasting tiling to the floor, a ceiling light point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.



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## Details



### Bedroom Three

This bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.



### External Details

At the front of the property, there is a hardstanding providing off-road parking and a flagged pathway leading to the front door. At the rear, there is a low-maintenance garden with fenced borders, an outside water point and security lighting.



### Tenure

The vendor informs us that the property is freehold.

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Directions

