



34 Joseph Avenue, Halifax, HX3 7HJ Offers Over £285,000

Offered to the market with no onward sale chain is this THREE BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Northowram - HX3 with local amenities and popular schools nearby. With a large master bedroom, generous corner plot, and off-street parking with detached garage, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, dining room, dining kitchen, two double bedrooms and a single, house bathroom and loft.

Externally the property is situated at the top of the cul-de-sac on a large corner plot offering potential for an extension (STPC), with a driveway and detached garage to the side, and a tiered lawned garden to the side and rear.

The property offers scope to modernise and is being offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Spacious dining kitchen to the rear of the property with a view to the garden and its own side access point. Offering a wide range of fitted units with complementary worktops and tiled splashbacks. Appliances - gas hob with extractor, oven/grill, space for a free-standing fridge/freezer, washing machine and dryer. The room offers space for a family dining table with chairs as seen.

Reception Room



Open-plan reception room to the rear of the property with domed entrance through to the living room. With a view to the garden, offering ideal use as a dining room or extended living space.

Lounge



Lounge to the front of the property offering good natural lighting with an open-plan domed entrance through to the second reception room. With a central fireplace and room for a large suite as seen.

Entrance Hallway

Entrance hallway to the front of the property with under-stairs storage and access through to the kitchen. The property previously had an access point to the lounge from the hallway which could be redone if preferable to a buyer.

FIRST FLOOR

Bedroom



Generous primary bedroom to the front of the property and over the neighbouring valley. With full-length fitted wardrobes and cupboards with a dressing table and space for a large bed with side tables.

Bedroom



Second bedroom, a further double with a view to the rear of the property and garden. Offering space for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, a single bedroom with a view to the front of the property. With fitted wardrobes/cupboards and offering ideal use as a child's bedroom or home office.

Bathroom



Tiled house bathroom with frosted window to the rear of the property.

Fitted with a matching four-piece suite - corner shower, bath, wash basin and WC.

to the middle/higher tier and mature plants and shrubs to the border.

Offering a great sun-trap, with space for outdoor seating and decking if preferable - ideal for this family home.

EXTERNAL



Drive & Garage



The property has a gated driveway to the front/side leading to the detached single garage.


Offering off-street parking for multiple cars, whilst also doubling as a patio area for outdoor seating.

Garden



Benefitting from a generous corner plot, the property has gardens to the rear and side and offers potential for a further extension (STPC).

With a patio area leading off the driveway, a large central lawn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 