



**Oaklands Avenue, Halifax, HX3 7HS**



**welcome to**

**Oaklands Avenue, Halifax**

Well-presented spacious family home situated in Northowram which offers excellent family accommodation situated close to schools & amenities. Providing off street parking for up to three cars, well-maintained gardens and could be ideal for growing families. Contact us now to view!



### Entrance Hall

Enter the property through a composite door to the front elevation into the entrance where there is wood floor and a double glazed window to the side elevation. The entrance hall also benefits from under stairs storage space.

### Lounge

15' 3" x 13' 11" ( 4.65m x 4.24m )

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and six wall lights. With a gas fire and surrounding fireplace, providing ample space for free standing furniture and the lounge itself has carpeted flooring.

### Dining Room

12' 8" x 8' 7" ( 3.86m x 2.62m )

With a double glazed window to the rear elevation, ceiling light point and three wall lights. There are French doors to the side elevation which provide access to the garden and the dining room has carpeted flooring.

### Kitchen

9' 9" x 7' 10" ( 2.97m x 2.39m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashbacks. There is a double glazed window to the rear elevation, ceiling spotlights, gas hob and double oven with extractor hood and fully integrated dishwasher, washer and dryer. The kitchen itself has tiled flooring.

### Bedroom One

12' 3" x 11' 11" ( 3.73m x 3.63m )

Double bedroom with a double glazed 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

10' 11" x 10' ( 3.33m x 3.05m )

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

### Bedroom Three

12' x 8' ( 3.66m x 2.44m )

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

### Family Bathroom

The modern bathroom comprises of a white three piece suite which includes a low level wc, wash hand basin with a vanity unit and panelled bath with a shower over and glass shower scree. There is a frosted double glazed window to the side elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself is fully tiled with a fitted cupboard housing the gas central heating boiler and complemented by an Under Floor heating System

### Externally

Externally, there is a lawned and flower bedded garden to the front, whilst a tarmac driveway provides off street parking for up to three cars. To the side of the property is an enclosed private garden with a paved patio area, flower beds and garden shed. A pathway, slate chippings and a storage shed to the rear. With a useful outside tap.



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welcome to

## Oaklands Avenue, Halifax

- \*\*\*PRICE £285,000\*\*\*
- POPULAR LOCATION SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- WELL PRESENTED THREE BEDROOM SPACIOUS FAMILY HOME
- IDEAL FOR GROWING FAMILIES
- OFF STREET PARKING AND REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114654 - 0005

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