



**Well Royd Avenue, Halifax HX2 0LN**

**welcome to**

**Well Royd Avenue, Halifax**

Two-bedroom mid-terraced cottage situated in the popular area of Highroad Well, Marketed at £145,000 which would be of interest to the first time buyer. Bend=fitting from off street parking, rear garden. Offering spacious family living close to local amenities and transport links



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front entrance.

### **Lounge**

14' 3" x 11' 9" ( 4.34m x 3.58m )

The lounge comprises of carpet flooring, wall lights, electric fire, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Dining Room**

9' 10" x 14' 11" ( 3.00m x 4.55m )

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, fireplace, UPVC double glazed window to the rear elevation.

### **Kitchen**

9' 10" x 14' 11" ( 3.00m x 4.55m )

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

### **Landing**

The landing comprises of carpet flooring, ceiling light point, loft access.

### **Bedroom One**

11' 9" x 10' 10" ( 3.58m x 3.30m )

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

### **Bedroom Two**

10' 3" x 8' 9" ( 3.12m x 2.67m )

Bedroom two comprises of carpet flooring, ceiling light point, fitted furniture, UPVC double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, ceiling spotlights, low level W/c, fitted vanity unit

with hand wash basin, fitted shower, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from a driveway to the front and a paved garden with raised flower beds to the rear.



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## Well Royd Avenue, Halifax

- TWO BEDROOM MID-TERRACED COTTAGE
- MARKETED AT £145,000
- IDEAL FOR A FIRST TIME BUYER
- DRIVEWAY & GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114682 - 0004

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