



**Woodlands Avenue, Halifax, HX3 6HJ**

**welcome to**

**Woodlands Avenue, Halifax**

A residential property located on a quiet, established street in the HX3 area of Halifax, West Yorkshire. The location offers convenient access to local amenities, schools, and transport links, making it suitable for those seeking a well-connected yet peaceful neighbourhood.



### **The lounge**

14' x 11' 7" ( 4.27m x 3.53m )

The lounge comprises of wooden flooring, ceiling light point, fitted gas fire, wall lights, upvc double glazed window to the front elevation.

### **Kitchen**

13' x 7' 3" ( 3.96m x 2.21m )

The kitchen comprises of vinyl flooring, tiled splash back, base units with work top over. Upvc double glazed windows to the rear elevation.

### **Landing**

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

### **Bedroom one**

11' 8" x 9' 5" ( 3.56m x 2.87m )

Bedroom one comprises of wood flooring, gas central heating radiator, upvc double glazed window to the front elevation.

### **Bedroom two**

14' x 17' 4" ( 4.27m x 5.28m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, storage cupboard, upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of vinyl flooring, partially tiled walls, gas central heating radiator, pedestal wash basin, low level w/c, panelled bath with shower over, upvc double glazed window to the side elevation.

### **Externally**

Externally the property benefits from tired lawned garden to the front and to the rear a large enclosed garden with pathway.



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welcome to

## Woodlands Avenue, Halifax

- TWO BEDROOM END-TERRACED PROPERTY
- MARKETED AT OFFERS OVER £130,000
- LOCATED IN THE POPULAR AREA OF BOOHTOWN
- GARDENS FRONT AND REAR
- CLOSE TO TRANSPORT LINKS AND SCHOOLS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115369 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



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