



Belgrave Avenue, HALIFAX HX3 6AZ

welcome to

Belgrave Avenue, HALIFAX

William H Brown are pleased to present this beautifully presented three-bedroom semi-detached bungalow, ideally located in a popular residential area of Claremount, Halifax. Offering spacious living throughout, driveway, garage and gardens to the front & rear!



Lounge

15' 3" x 11' (4.65m x 3.35m)

The lounge comprises of laminate flooring, wall lights, fitted gas fire, double glazed patio door to the front elevation.

Kitchen

10' 3" x 6' 4" (3.12m x 1.93m)

The kitchen comprises of matching wall and base units with granite work top over, wine cooler, dishwasher, fridge and freezer, electric oven and hob, UPVC double glazed window to the front elevation.

Conservatory

10' 6" x 9' (3.20m x 2.74m)

The conservatory comprises of laminate flooring, ceiling spotlights, gas central heating radiator, single glazed windows.

Utility Room

The utility room comprises of carpet flooring, plumbing, boiler is serviced every year.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

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

Bedroom Two

9' x 6' (2.74m x 1.83m)

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

Dining Room / Bedroom

9' 6" x 8' 10" (2.90m x 2.69m)

The dining room comprises carpeted flooring, a gas central heating radiator, a ceiling light point, and a UPVC double-glazed window to the front elevation. This versatile space could also be used as a third bedroom if required.

Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, low level W/c, panelled bath fitted vanity unit with wash basin, UPVC double glaze window to the side elevation, fitted shower.

Externally

Externally, the property benefits from a driveway providing off-road parking, a garage with electricity points, and a garden shed. There is also a decked seating area, ideal for outdoor entertaining.

Garage

The garage which has electricity points.

Externally

Externally the property benefits from a driveway and to the rear there is a decked and lawned garden.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Belgrave Avenue, HALIFAX

- THREE BEDROOM SEMI-DETACHED BUNGLAOW
- IDEAL FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY AND REAR GARDENS WITH A GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£239,995



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115582 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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