



**Moor End Avenue, Halifax, HX2 0SB**

**welcome to**

**Moor End Avenue, Halifax**

Two bedroom mid-terrace property in the Pellon location of Halifax, offers over £160,000 which could be a great first time buyer opportunity. Well-presented throughout and offering spacious living with off street parking and a rear garden. Contact us now to view.



### **Entrance Hall**

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and a gas central heating radiator.

### **Lounge**

12' 1" x 10' 8" ( 3.68m x 3.25m )

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. There is a wall mounted gas fire and the lounge itself has carpeted flooring.

### **Kitchen/Diner**

14' 4" x 9' 3" ( 4.37m x 2.82m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There are two double glazed windows to the rear elevation, a door providing access to the conservatory, two ceiling light points, oven & four ring gas hob, plumbing for a washing machine and the kitchen itself has vinyl flooring. The dining area has carpeted flooring and provides space for dining furniture.

### **Conservatory**

9' 10" x 8' 5" ( 3.00m x 2.57m )

With double glazed windows and French doors which lead to the rear garden. There is a media wall, electric fire and the conservatory has laminate flooring.

### **Bedroom One**

10' 6" x 10' 1" ( 3.20m x 3.07m )

Double bedroom with a double glazed bay 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**

9' 4" x 8' 5" ( 2.84m x 2.57m )

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

### **Bathroom**

The house bathroom comprises of a white three piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling light point, and the bathroom itself has vinyl flooring.

### **Externally**

The front of the property provides off street parking with a driveway for two cars and to the rear is an enclosed garden which is fenced for privacy and has astro turf and a shed.



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welcome to

## Moor End Avenue, Halifax

- PRESENTED TO A GREAT STANDARD
- GREAT FIRST TIME BUYER OPPORTUNITY
- OFF STREET PARKING & ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£160,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115039](https://williamhbrown.co.uk/Property/HFX115039)



Property Ref:  
HFX115039 - 0004

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