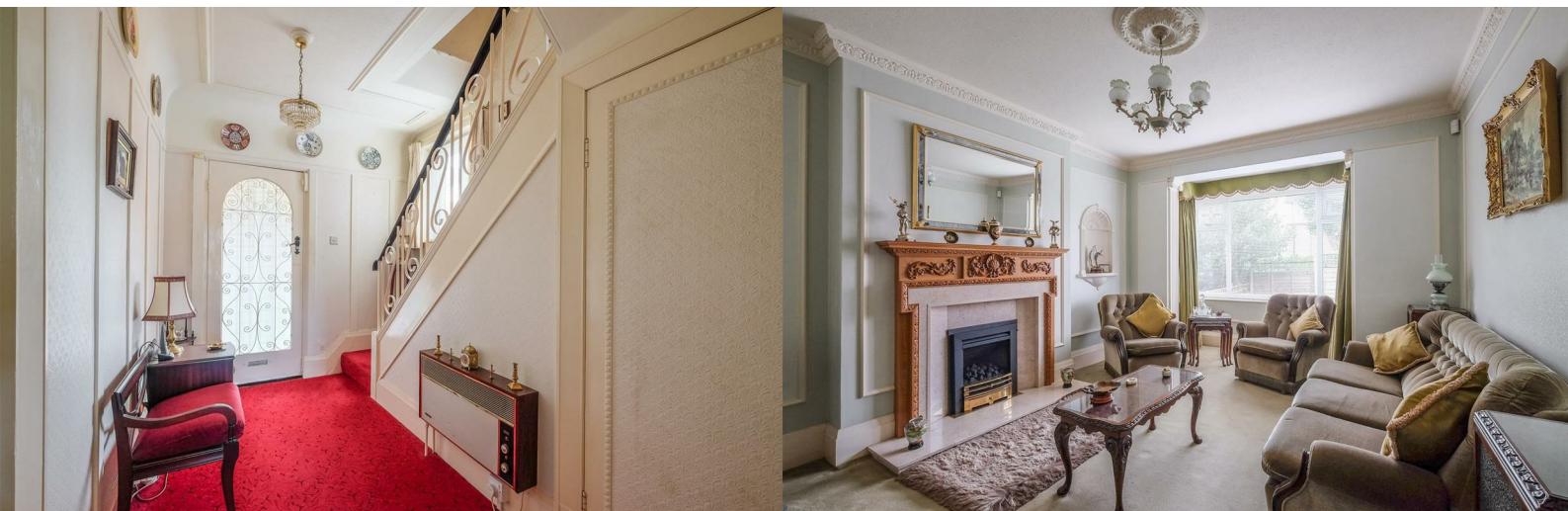




## 4 The Avenue

Halifax, HX3 8NP

Offers Over £415,000



# 4 The Avenue

Hipperholme, Halifax, HX3 8NP

**Offers Over £415,000**



Nestled in the desirable area of The Avenue, Halifax, this spacious semi-detached home presents an excellent opportunity for growing families. Boasting four bedrooms, this property offers ample space for both relaxation and family activities. The two reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The well-maintained interiors are ornately decorated, creating a warm and inviting atmosphere. While the home is ready to be enjoyed as it is, it also presents a fantastic project for those looking to modernise and add their personal touch.

Outside, the property features charming gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the garage offers convenient storage or parking for one vehicle, with space for another car in the driveway.

This semi-detached house is ideally located, making it a perfect choice for families seeking a welcoming community. With its blend of space, charm, and potential, this property is not to be missed.

## **Entrance Hallway**

With an entrance porch leading in from the front of the home, the spacious entrance hallway has period wall panelling adding decorative interest with a rich deep red carpet and neutral walls. There is access to a storage room / pantry adding practicality.

## **Living Room**

Overlooking the front aspect with a bay window, the living room is ornately decorated with panelling, coving and plasterwork. A gas fire provides the focal point installed in March 2023. An electrically assisted fan radiator which is

plumbed into the central heating system provides additional heat when needed and a light green colour scheme perfectly complements the room.

## **Dining Room**

Overlooking the rear of the property, the dining room has a Misermatic gas fireplace which was installed in November 2022 on a stone chimney breast with built in storage cupboards on either side. The room features patterned carpet, decorative coving and wall mounted lighting.

## **Kitchen**

With wooden base and wall units providing plenty of storage space, the kitchen overlooks the rear garden and has a door providing external access to the garden. There is a built in oven and hob and fridge as well as a sink and drainer space for a washing machine and access to the pantry.

## **Bedroom One**

A double bedroom overlooking the front of the home with built in wardrobes, light green carpet and magnolia colour scheme.

## **Bedroom Two**

A double bedroom to the rear elevation with built in wardrobe, patterned carpet and magnolia colour scheme.

## **Bedroom Three**

A smaller double bedroom to the rear aspect with a patterned red carpet and magnolia colour scheme.

## **Bedroom Four**

A single bedroom to the front aspect

## **Bathroom**

A brown bathroom suite with a bathtub and hand basin. There is a separate w/c accessed from the landing.

## **Garage**

Ideal for additional storage or parking space

## External

The property is set back from The Avenue behind a front lawn with a driveway to the side which leads up to the garage. To the rear of the property is a mature garden with a lawn, patio and borer plants with a stone wall to the far end.

## Directions

For Satnav please use the postcode HX3 8NP

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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 will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



## Road Map



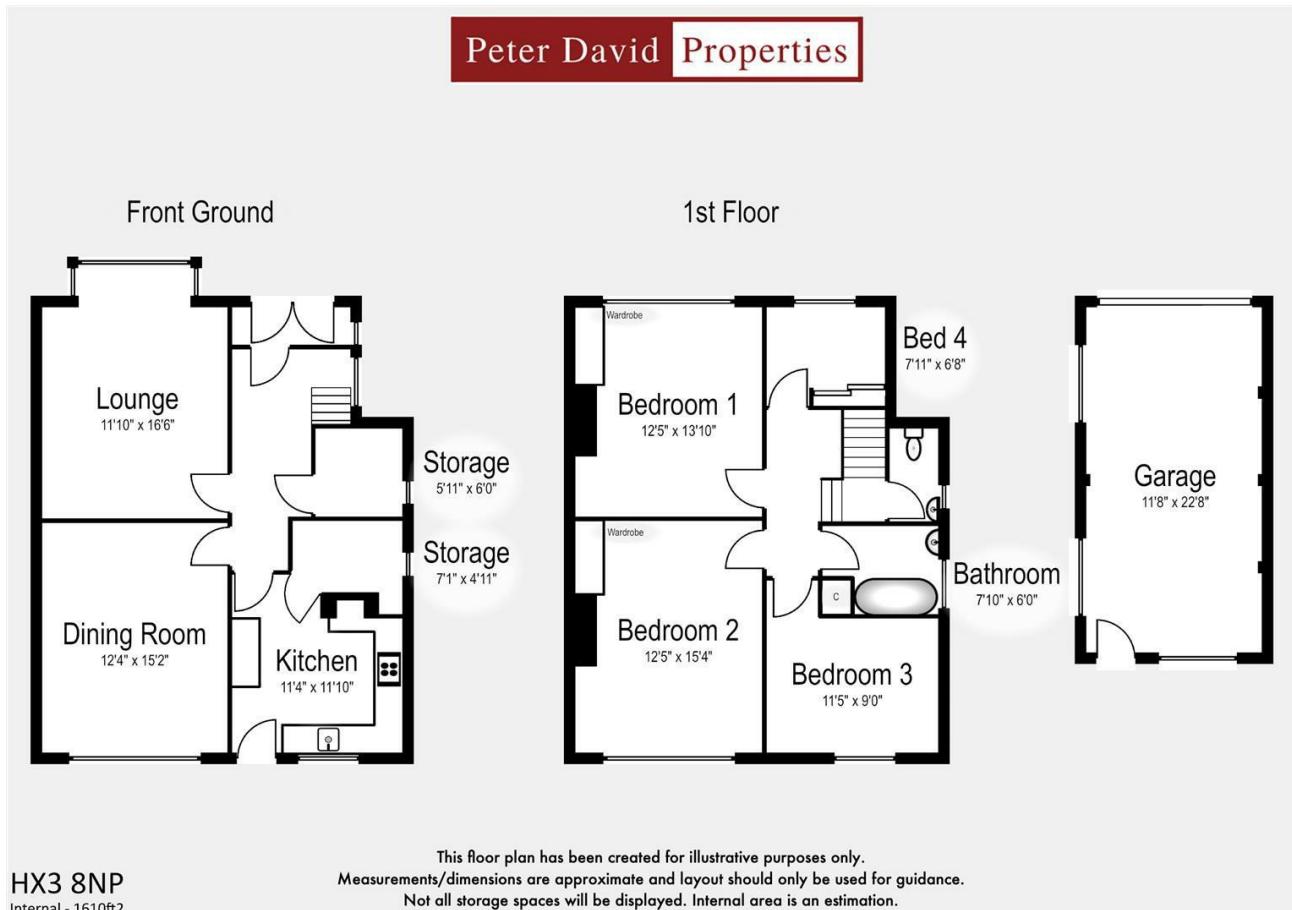
## Hybrid Map



## Terrain Map



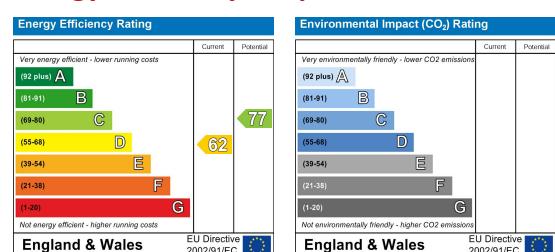
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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