



Nursery Avenue, Halifax, HX3 5SZ



**william
h brown**

welcome to

Nursery Avenue, Halifax

Sold with no onward chain is this three bedroom semi-detached property situated in the Ovenden location close to great schools and local amenities. Spacious home which could also be a great first time buyer opportunity. Contact us now to view.



Entrance Hall

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

Lounge

21' 9" x 10' 10" (6.63m x 3.30m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point, gas central heating radiator and gas fire with stone fireplace. The lounge itself has carpeted flooring.

Dining Room

7' 9" x 7' 3" (2.36m x 2.21m)

With carpeted flooring, gas central heating radiator and French doors to the rear elevation providing access to the rear garden.

Kitchen

8' 4" x 7' 1" (2.54m x 2.16m)

With wall & base units, complementary worksurfaces over incorporating a sink & drainer. with tiled splashback. There is a double glazed window to the side elevation, ceiling light point and the kitchen itself has wood flooring.

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

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

Bedroom two also a double bedroom with a carpeted flooring, ceiling light point and gas central heating radiator. The bedroom benefits from fitted wardrobes and has carpeted flooring.

Bedroom Three

9' 9" x 5' 5" (2.97m x 1.65m)

With carpeted flooring, ceiling light point and a double glazed window to the front elevation.

Bathroom

The bathroom comprises of a low level wc, wash hand basin and panelled bath with shower over and glass shower screen. There is a double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has vinyl flooring.

Wet Room

The wet room comprises of a low level flush bidet wc, wash hand basin and shower. There is a frosted double glazed window to the side elevation, ceiling spotlights, gas central heating towel rail and wet room floor.

Externally

To the front of the property there is a driveway which provides off street parking and a garden. To the rear is a good sized paved & lawned garden with a concrete shed. The garden would be great for enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX115422



welcome to

Nursery Avenue, Halifax

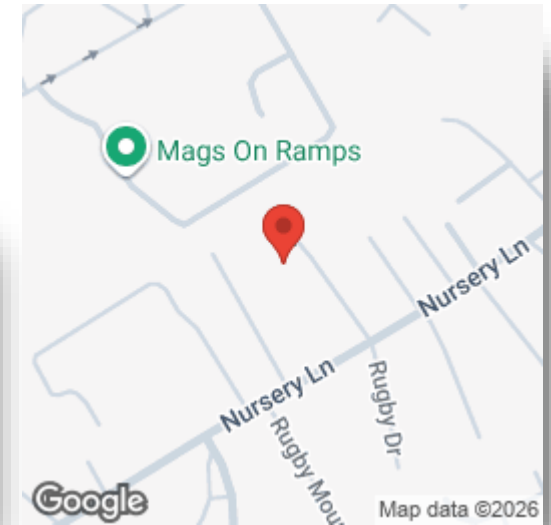
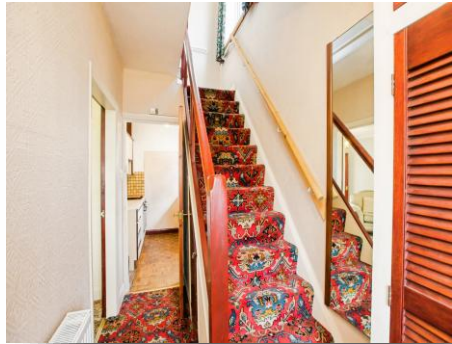
- EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- SITUATED CLOSE TO SCHOOLS & AMENITIES
- FRONT & REAR GARDENS
- SOLD WITH NO ONWARD CHAIN
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115422



Property Ref:
HFX115422 - 0007

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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk