



### 12 Joseph Avenue, Halifax, HX3 7HJ Asking Price £269,950

Offered to the market with no onward sale chain is this EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Northowram - HX3 with local amenities and popular schools nearby. With an extended open-plan living/dining room, a contemporary kitchen, two bathrooms, and a generous garden with parking to the rear, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, dining room, kitchen, utility room, ground floor shower room, two double bedrooms and a single, house bathroom and loft.

Externally the property has a gated driveway to the side offering off-street parking, a detached single garage, a patio area leading from the rear of the property, a lawned garden with flowerbeds, and a gated front garden with lawn and mature shrubs.

The property offers scope to modernise in parts, and is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Kitchen



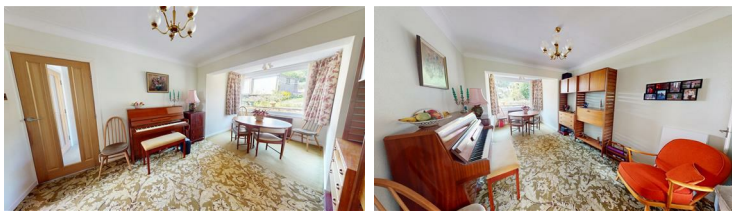
Contemporary cooking kitchen to the rear of the property with a view to garden and an accompanying utility room.

The kitchen is fitted with a good range of matching units (featuring storage units and full-height wall units) with complementary worktops and splashbacks.

Appliances - electric hob with extractor, tower-unit oven & grill, pull-out dishwasher, fridge/freezer, sink with drainer.

The utility room offers further storage space and a power/plumbing supply for white goods.

### Dining Room



Spacious dining room to the rear extension of the property with a view to the garden and open-plan to the living room.

Offering space for a family dining table with chairs and if preferable a second sitting area or office space.

### Living Room



Living room to the front of the property with a view to the garden and glass-panelled door from the entrance hallway.

With a central fireplace, and offering space for for a two/three-piece suite as seen.

### Utility Room

Utility room to the side extension of the property with external access point to the garden.

The utility room has a fitted worktop, wall units, and a power/plumbing supply for white goods.

### Shower Room



Ground floor shower room leading off the entrance hallway into the side extension.

With skylight window, wall and floor tiling, and three-piece suite - walk-in shower, wc, wash basin and towel rail.

## FIRST FLOOR

### Bedroom



Spacious primary bedroom to the front of the property with a view to the garden.

With full-length fitted wardrobes with part-mirrored doors, space for a large bed with side tables and dressing furniture.

### Bedroom



Second double bedroom, to the rear of the property with a view to the garden.

With full-length fitted wardrobes, and offering space for a double bed with side tables.

## Bedroom



Single bedroom to the front of the property with a storage cupboard above the stairs and space for a child's bedroom or home office.

## Bathroom



House bathroom to the first floor with a frosted window to the rear of the property. With an airing cupboard and matching three-piece suite - bath with shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear



The property has a rear access point from the utility room leading onto a flagged patio area with steps to the garden. The garden is comprised of a central lawn with border shrubs and mature plants, and fitted flowerbeds to the top tier.

## Drive & Garage



Gated driveway to the front/side of the property offering off-street parking for multiple cars. The driveway is part flagged/tarmacked and leads to the detached single garage which has a power supply and side door.

## Front



Gated garden to the front of the property with path leading to the front door. The garden has a central lawn with border shrubs and plants offering good privacy for the property.

