



**Beechwood Avenue, Halifax HX2 9BE**

**welcome to**

**Beechwood Avenue, Halifax**

A home situated in a desirable residential location, offering comfortable and modern living accommodation. The property benefits from a spacious lounge, fitted kitchen, and gas central heating. Additional features include damp-proofed and tanked walls, providing added peace of mind.



### **Entrance Hall**

The entrance hall comprises of laminate flooring, ceiling light points, gas central heating radiator, UPVC door to the side.

### **Lounge**

19' x 13' 10" ( 5.79m x 4.22m )

The lounge comprises laminate flooring, a ceiling light point, a gas central heating radiator, a log burner, and a UPVC double-glazed bay window to the front elevation. The walls have been tanked and damp-proofed to 2 metres, and the joists have been replaced.

### **Kitchen**

11' 9" x 7' 11" ( 3.58m x 2.41m )

The kitchen comprises of tiled flooring, ceiling spotlights, tiled splash back, glee oven and gas hob, integrated appliances, UPVC double glazed window to the side elevation.

### **Basement**

#### **Landing**

The landing comprises of carpet flooring.

### **Bedroom One**

14' 7" x 12' 11" ( 4.45m x 3.94m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front and side elevation.

### **Bedroom Two**

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, Velux window.

### **Bedroom Three**

10' x 9' 5" ( 3.05m x 2.87m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, Velux window.

### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling

spotlights, walk in shower, fitted vanity unit with wash basin, panelled bath, low level w/c, gas central heated towel rail.

### **Externally**

Externally the property benefits from a rear patio area.

### **Garage**

The garage comprises of electric power points, plumbing, storage, alarmed.



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welcome to

## Beechwood Avenue, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF HOLMFIELD
- IDEAL FOR GROWING FAMILIES
- GARAGE AND GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114810 - 0004

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