



The Orchards Heathy Avenue, HALIFAX HX2 9UP

welcome to

The Orchards Heathy Avenue, HALIFAX

A spacious and well-presented four-bedroom detached bungalow situated in a desirable location. The property offers versatile single-level living with generous accommodation, modern comforts, and a practical layout. Set within attractive surroundings, it benefits from good-sized living areas,



Lounge

15' 10" x 12' 6" (4.83m x 3.81m)

The lounge comprises of carpet flooring, ceiling spotlights, fitted gas fire, gas central heating radiator, double glazed patio door to the rear elevation.

Kitchen

12' 6" x 16' (3.81m x 4.88m)

The kitchen comprises of laminate and tiled flooring, exposed beams gas central heating radiator, tiled splash back, ceiling light point, multi fuel burner, integrated dishwasher, electric oven with gas hob, UPVC double glazed window to the front elevation.

Utility Room

10' 8" x 5' 11" (3.25m x 1.80m)

The utility room comprises of laminate flooring, ceiling spotlights, plumbing for a washing machine, vent for a dryer.

Bedroom One

14' 8" x 10' (4.47m x 3.05m)

Bedroom one comprises of laminate flooring, ceiling spotlights, gas central heating radiator, double glazed and patio doors to the side elevation.

Wet Room

The wet room comprises of ceiling spotlights, non-slip flooring, laminate flooring, tiled surround, fitted electric shower, low level W/c, Velux window.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

13' 1" x 7' 6" (3.99m x 2.29m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Four

10' 1" x 7' 9" (3.07m x 2.36m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, gas central heated towel rail, pedestal wash basin, low level W/c, ceiling light point, panelled bath, fitted shower, UPVC double glazed window to the side elevation.

Downstairs W/C

The downstairs W/c comprises of tile flooring, ceiling light point, gas central heated radiator, Low level W/c.

Loft Space

The loft comprises of a pull-down ladder and is fully boarded.

Externally

Externally the property benefits from a large rear garden with a patio seating area and a on street parking.



check out more properties at williamhbrown.co.uk



welcome to

The Orchards Heathy Avenue, HALIFAX

- FOUR BEDROOM DETACHED BUNGALOW
- MARKETED AT A GUIDE PRICE OF £330,000 - £350,000
- ON STREET PARKING AND A LARGE REAR GARDEN
- A HOME WITH ENHANCED ACCESSIBILITY FEATURES
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£330,000 - £350,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX115573 - 0004

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.



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk