



Mount Avenue, HALIFAX HX2 0LF

welcome to

Mount Avenue, HALIFAX

A well-presented three-bedroom extended semi-detached property offered for sale of offers over £230,000 , benefiting from a driveway providing off-road parking and a pleasant rear garden, situated in a popular residential area.



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, gas central heating radiator.

Lounge

13' x 11' (3.96m x 3.35m)

The lounge comprises of carpet flooring, gas central heating radiator, fitted gas fire, wall lights, UPVC double glazed window to the front elevation.

Dining Room

11' x 10' 11" (3.35m x 3.33m)

The dining room comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted gas fire.

Snug Room

7' 9" x 6' 9" (2.36m x 2.06m)

The snug room comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear and side elevation.

Kitchen

12' 7" x 6' (3.84m x 1.83m)

The kitchen comprises of tiled flooring, ceiling light point, gas central heating radiator, matching wall and base units with work top over, fitted oven and gas hob, UPVC door to the side, UPVC double glazed window to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, storeroom, UPVC double glazed window to the side elevation.

Bedroom One

13' x 10' 3" (3.96m x 3.12m)

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

Bedroom Two

13' 7" x 10' 2" (4.14m x 3.10m)

Bedroom two comprises of carpet flooring, ceiling

light points, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Three

6' 9" x 6' 2" (2.06m x 1.88m)

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

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

First Floor Store Room

9' x 7' 4" (2.74m x 2.24m)

The storeroom located on the first floor ideal hidden extra and would be ideal for storage.

Garage

16' x 9' (4.88m x 2.74m)

The garage comprises of an up-and over garage door.

Externally

Externally, the property benefits from a driveway to the front, and to the rear there is a paved seating area, lawned garden, and a greenhouse.



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Mount Avenue, HALIFAX

- THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY
- MARKETED AT OFFERS OVER £230,000
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- REAR GARDEN & GARAGE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115283 - 0008

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