



**Ashgrove Avenue, HALIFAX, HX3 9BD**

**welcome to**

**Ashgrove Avenue, HALIFAX**

Located in the Siddal location is this two bedroom mid-terrace property, Offers Over £80,000 which could be of interest to the first time buyer, Investor or anyone looking to downsize. Offering spacious living with two bedrooms and a paved yard, Contact us now to view!



### **Entrance Hall**

Enter the property to the front elevation into the entrance hall where there is carpeted flooring and ceiling light point.

### **Lounge**

14' 8" x 13' 11" ( 4.47m x 4.24m )

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

### **Kitchen**

11' 7" x 6' ( 3.53m x 1.83m )

With wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the front elevation, gas central heating radiator and striplight. The kitchen itself has vinyl flooring.

### **First Floor Landing**

With carpeted flooring and ceiling light point.

### **Bedroom One**

20' 3" x 14' 9" ( 6.17m x 4.50m )

Located on the second floor is bedroom one with exposed beams, velux window and ceiling light point. The bedroom itself has underlay flooring.

### **Bedroom Two**

14' 8" x 11' 5" ( 4.47m x 3.48m )

With carpeted flooring, gas central heating radiator, 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 a shower over. There is a frosted double glazed window to the front elevation, ceiling light point and the bathroom itself has carpeted flooring.

### **Externally**

To the front of the property is a paved yard with flowerbeds and on street parking is provided to the front.

### **Cellar**

Storage cellar which would be ideal for extra storage space.



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## Ashgrove Avenue, HALIFAX

- OFFERS OVER £80,000
- SIDDAL LOCATION
- TWO BEDROOM MID TERRACE PROPERTY
- CLOSE TO SCHOOLS & AMENITIES
- OFFERING SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

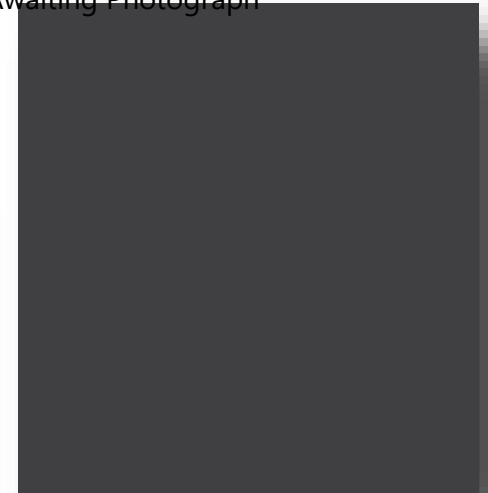
Council Tax Band: A

offers over

**£80,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115598 - 0003

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