



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.



view this property online williamhbrown.co.uk/Property/HFX114810



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: E
Council Tax Band: B

offers in the region of

£215,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX114810](https://www.williamhbrown.co.uk/Property/HFX114810)



Property Ref:
HFX114810 - 0009

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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)