



Belgrave Avenue, HALIFAX HX3 6AZ



welcome to

Belgrave Avenue, HALIFAX

OFFERS IN THE REGION OF £270,000

William H Brown are pleased to present this beautifully presented three-bedroom semi-detached bungalow, ideally located in a popular residential area of Claremount, Halifax. Offering spacious living throughout, driveway, garage and gardens to the front & rear!



Lounge

15' 3" x 11' (4.65m x 3.35m)

The lounge comprises of laminate flooring, wall lights, fitted gas fire, double glazed patio door to the front elevation.

Kitchen

10' 3" x 6' 4" (3.12m x 1.93m)

The kitchen comprises of matching wall and base units with granite work top over, wine cooler, dishwasher, fridge and freezer, electric oven and hob, UPVC double glazed window to the front elevation.

Conservatory

10' 6" x 9' (3.20m x 2.74m)

The conservatory comprises of laminate flooring, ceiling spotlights, gas central heating radiator, single glazed windows.

Utility Room

The utility room comprises of carpet flooring, plumbing, boiler is serviced every year.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

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

Bedroom Two

9' x 6' (2.74m x 1.83m)

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

Dining Room / Bedroom

9' 6" x 8' 10" (2.90m x 2.69m)

The dining room comprises carpeted flooring, a gas central heating radiator, a ceiling light point, and a UPVC double-glazed window to the front elevation. This versatile space could also be used as a third bedroom if required.

Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, low level W/c, panelled bath fitted vanity unit with wash basin, UPVC double glaze window to the side elevation, fitted shower.

Externally

Externally, the property benefits from a driveway providing off-road parking, a garage with electricity points, and a garden shed. There is also a decked seating area, ideal for outdoor entertaining.

Garage

The garage which has electricity points.

Externally

Externally the property benefits from a driveway and to the rear there is a decked and lawned garden.



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welcome to

Belgrave Avenue, HALIFAX

- THREE BEDROOM SEMI-DETACHED BUNGLAOW
- IDEAL FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY AND REAR GARDENS WITH A GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115582](https://www.williamhbrown.co.uk/Property/HFX115582)



Property Ref:
HFX115582 - 0004

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