



Woodbrook Avenue, Halifax HX2 8QE

welcome to

Woodbrook Avenue, Halifax

William H Brown Estate Agents are delighted to bring to the market this three-bedroom semi-detached property in Halifax. Benefiting from a driveway and gardens, this property would make an ideal family home.



Entrance Hall

upvc door, laminate flooring, ceiling light point and a central heating radiator. Doors leading to entrance porch and lounge.

Side Entrance Porch

upvc door to side, laminate flooring and the house boiler is located here. Door to Kitchen and entrance hall.

Lounge

13' x 9' 7" (3.96m x 2.92m)

The lounge benefits from laminate flooring, upvc double glazed window to the front elevation, central heating radiator, ceiling light point and Gas fire.

Dining Kitchen

22' 2" x 9' 3" (6.76m x 2.82m)

The dining kitchen has been fitted with modern wall and base units with complementary work surfaces over. The kitchen has an integrated electric over, induction hob with extractor hood over. Space and plumbing for a washing machine, space for a dryer and sink. The kitchen benefits from laminate flooring, upvc double glazed windows to the side and rear elevation, central heating radiator, ceiling light point and gas fire.

First Floor Landing

Doors to Wc, Shower room and three bedrooms. Benefiting from laminate flooring, ceiling light point and loft access.

Bedroom One

13' 7" x 9' 6" (4.14m x 2.90m)

A double bedroom with laminate flooring, ceiling light point, central heating radiator and a upvc double glazed window to the front elevation.

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

Another double bedroom with laminate flooring, ceiling light point, central heating radiator, upvc double glazed window to the rear elevation,

Bedroom Three

10' 10" x 5' 10" (3.30m x 1.78m)

Laminate flooring, upvc double glazed windows to the side and front elevations, central heating radiator and a ceiling light point.

Shower Room

Fitted with a Shower cubicle and vanity sink unit.

Vinyl flooring, tiled walls and upvc double glazed window to rear.

Wc

Low level Wc with vinyl flooring, upvc double glazed window to the side elevation and a ceiling light point.

Externally

Externally the property benefits from Pebbled driveway and lawn to the front. To the rear of the property there is a small, enclosed garden which currently is pebbled and has a flower bed border.



view this property online williamhbrown.co.uk/Property/HFX115694



welcome to

Woodbrook Avenue, Halifax

- THREE-BEDROOM SEMI-DETACHED PROPERTY
- MARKETING AT OFFERS OVER £125,000
- IDEAL FAMILY HOME
- DRIVEWAY AND GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115694



Property Ref:
HFX115694 - 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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk