

Peter David Properties

Residential Sales and Lettings

Emscote Avenue
£110,000



Emscote Avenue

Situated in this extremely convenient and much sought after residential location, within walking distance of Halifax town centre, lies this deceptively spacious stone built through terraced residence providing attractive and extended three bedroomed accommodation. The property has the benefit of a modern fully fitted kitchen with integrated appliances, modern three piece bathroom suite, and having had the basement converted to provide a further living room, utility room. Additionally benefiting from having PVCu double glazing and central heating. The property provides excellent access to Halifax town centre, local amenities and the M62 motorway network. An internal inspection is absolutely essential to fully appreciate this attractive residence which would be of special interest to the first time buyer or investor.

Features

- Stone built through end Terrace
- Three bedroom property
- Converted basement
- Double Glazing
- Gas Central Heating
- Chain Free
- Close to Local Amenities
- EPC Rating: E

Entrance Hallway

Door leads to Living room, Stairs leading upstairs

Living room 2.72m (8'11") x 4.52m (14'10")

Wall mounted modern fire, PVCu double glazed window to the front, radiator

Dining Kitchen 3.33m (10'11") x 5.41m (17'9")

Providing a good range of modern wall and base units with complimentary work surfaces and an inset stainless steel sink unit and drainer. Rear access door, PVCu double glazed window



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk

Ground Floor Shower Room

Separate shower cubicle, WC and wash basin. Fully tiled walls and floor, PVCu double glazed window, and chrome towel radiator

First Floor Landing

Bedroom One 3.12m (10'3") x 3.23m (10'7")

PVCu Double bedroom with double glazed window and radiator

Bedroom Two 2.97m (9'9") x 2.97m (9'9")

PVCu Double glazed window and radiator

Bedroom Three

PVCu Double glazed window

House Bathroom 2.06m (6'9") x 2.34m (7'8")

Modern three piece bathroom suite with a bath and shower over, WC and wash basin. Part tiled walls, PVCu double glazed window

Lower Ground Floor

Stairs lead down to the Lower Ground Floor

Utility area

Providing a base units with complimentary work surface, space for appliances. PVCu double glazed window, storage cupboard and door to front yard. Towel rail. Central heating boiler.

Additional room

A spacious room with sliding double doors to the front, radiator

Cellar

Providing useful storage

Outside

The property has a front yard and on road parking also available to the front and rear

Directions

Proceed up Free School Lane towards Savile Park. Turn right into Moorfield Street then right into Emscote Street South. Turn left into Emscote Avenue