



58 Gleanings Avenue

Halifax, HX2 0NX

Asking Price £180,000 Freehold





Situated on a ever popular residential street within Highroad Well, 58 Gleanings Avenue is a two-bedroom semi-detached home offering well-presented accommodation over two floors. Positioned close to Halifax which offers a range of local amenities and excellent transport links, the property would suit the first-time-buyer and growing families.

Location

The property is located in Highroad Well, with Gleanings Avenue being accessed off Paddock Lane. This popular residential street is close to several good local schools, including The Halifax Academy, and benefits from a wide variety of local amenities and shops, as well as easy access into Halifax town centre with both a Bus and Railway station.

Accommodation

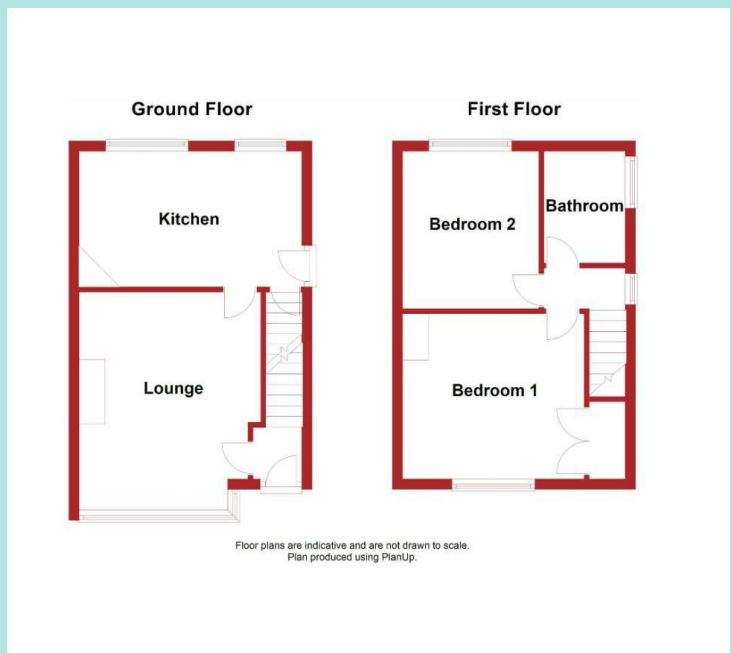
Access is gained through a newly fitted composite door into the entrance hallway with a staircase rising to the first floor. The first door to your left takes you through to the spacious and well-presented lounge with a large thermalite bay window to the front elevation allowing for natural light to flood through. A multi-fuel burner sits within a recess to the focal point with mantel and hearth.

Moving through to the kitchen/diner which offers a range of shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include a oven, combination oven, four-ring hob with extractor above, dishwasher and fridge freezer. A door leads down to a useful cellar room and composite a door leads out to the side elevation.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. The spacious principal bedroom is position to the front of the property, enhanced by a newly finished panelled feature-wall and benefiting from built-in wardrobes. The second double bedroom also benefits from built-in wardrobes and enjoys an outlook over the rear garden whilst the fully tiled house bathroom boasts a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead rainfall shower.

Externally, to the front of the property, a driveway provides off-street parking for two cars. A pathway leads down the side of the property to an enclosed and low-maintenance rear garden which is mostly flagged, with a raised decked seating area and planting borders. At the end of the garden, a generous summerhouse provides a versatile space. Benefitting from power and lighting, the summerhouse could be used as a home-office or just a place to unwind.

Council tax band: B
EPC rating: D
Ground rent: N/A
Service charge: N/A



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