



Highfield Avenue, Halifax, HX4 8JD
£275,000

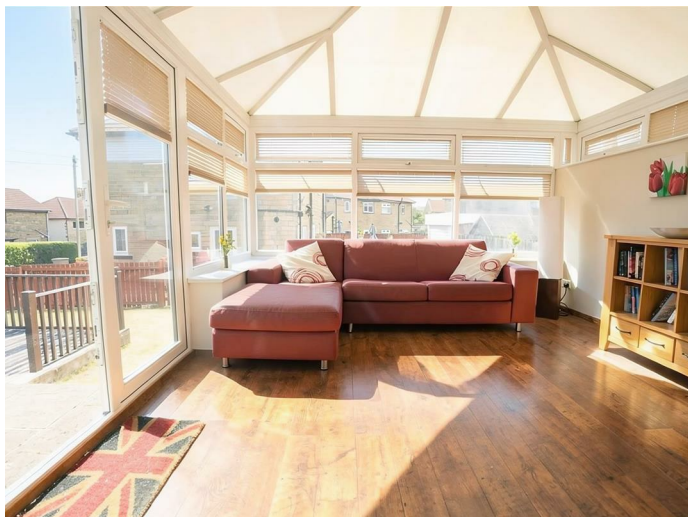
E&H Edkins Holmes
ESTATE AGENTS

Enjoying a generous corner plot, this spacious three-bedroom semi-detached home offers well-proportioned accommodation, excellent outdoor space and plenty of potential for family living.

The accommodation comprises a side entrance porch, welcoming entrance hall, spacious through lounge, dining kitchen and conservatory to the ground floor. To the first floor are three well-proportioned bedrooms and a house bathroom.

Externally, the property occupies a substantial corner plot with gardens incorporating patio, lawn and decking areas, providing versatile outdoor space for relaxing, entertaining or family life. A detached garage and gated block-paved driveway provide ample off-road parking, completing this appealing family home.

Situated in the ever-popular village of Greetland, the property is within walking distance of Greetland Academy, The Brooksbank School and local nurseries, making it an excellent choice for families. The village offers a range of everyday amenities including independent shops, caf  s, a supermarket, pharmacy and popular pubs, while nearby West Vale provides a further selection of restaurants and bars. There are regular bus services to Halifax and Huddersfield, with the M62 motorway at Ainley Top just a short drive away, offering convenient access to Leeds, Manchester and beyond.



Side Porch 15'2" x 5'4" (4.626 x 1.651)
UPVC double glazed windows to front and rear elevations.
UPVC double glazed door to side elevation.

Entrance Hall
Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Lounge 17'10" max x 13'11" max (5.461 max x 4.247 max)
Fire place. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 11'0" x 11'11" (3.364 x 3.646)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Radiator. UPVC double glazed window to rear elevation.

Conservatory 13'0" x 11'8" (3.969 x 3.581)
UPVC constructed conservatory. Air conditioning.

Landing
Stairs from entrance hall. Loft access. UPVC double glazed window to front elevation.

Bedroom One 9'8" x 13'11" (2.960 x 4.246)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 7'1" + recess x 11'11" max (2.176 + recess x 3.647 max)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'8" x 9'2" (2.353 x 2.802)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Towel radiator. UPVC double glazed window to side elevation.

Garage
Detached single garage with up and over doors. Power. Light.

Parking
Block paved driveway with parking for two cars.

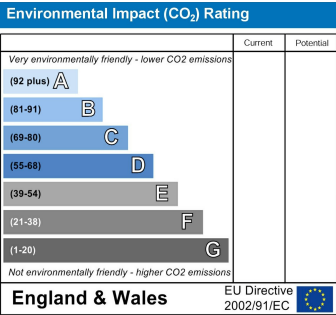
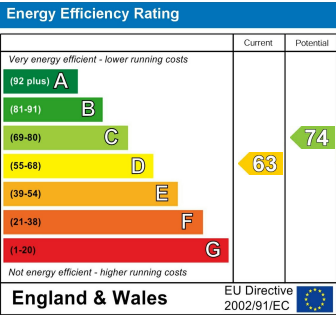
Rear Garden
Lawn, patio and decking garden.

Council Tax Band
B

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
loft.visits.push

Disclaimer
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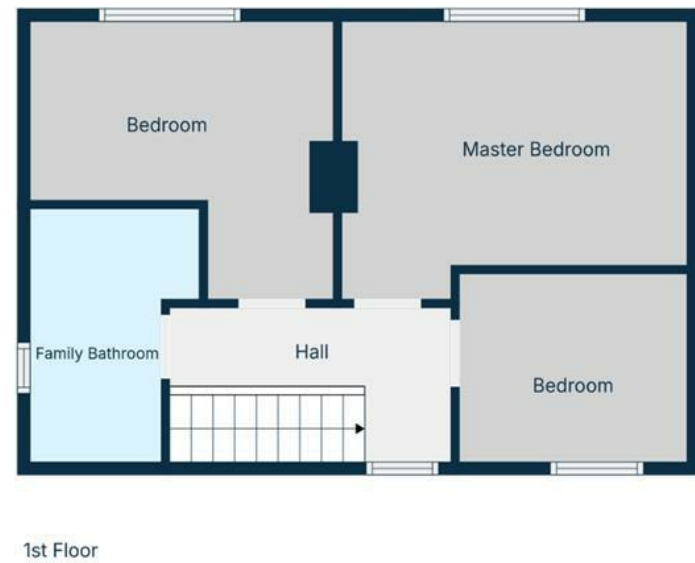
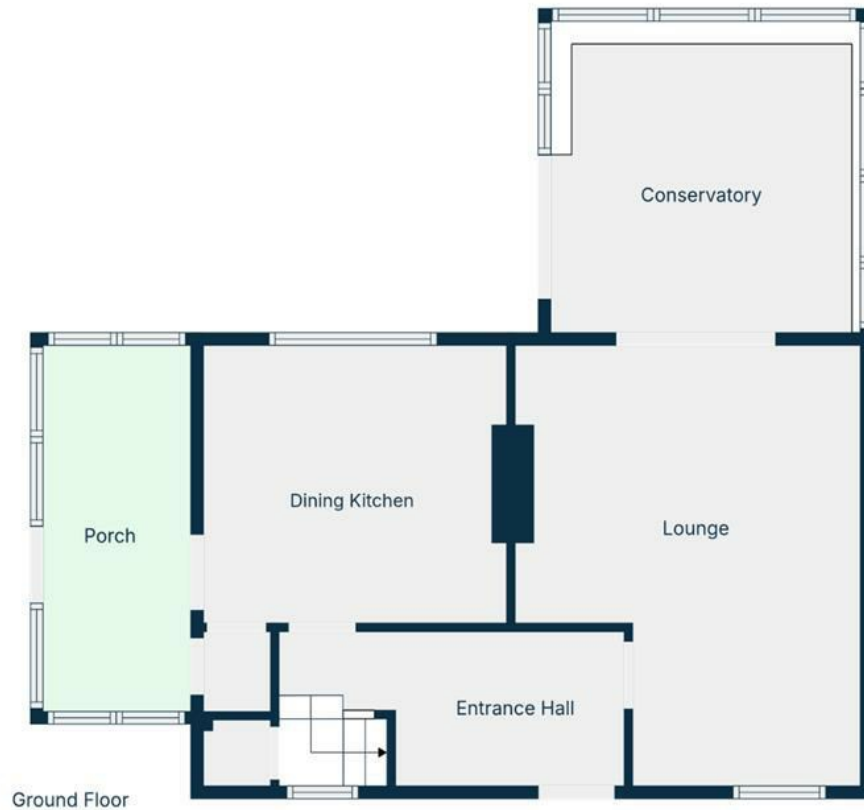




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