



**Mayfair Avenue, Halifax, HX4 9JH**  
**£420,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, finished to a high standard throughout. Designed with modern family living in mind, the property features a stunning open-plan living dining kitchen, creating a bright and sociable hub of the home - perfect for both everyday life and entertaining guests.

In addition, there is a well-proportioned living room, providing a cosy yet spacious setting, complete with a charming multi-fuel stove - ideal for relaxing evenings and adding a real focal point to the space.

The generous master bedroom provides a comfortable retreat and benefits from a stylish en-suite, while the remaining bedrooms are well-proportioned and ideal for family members, guests, or home working. Additional practical features include a useful utility room and convenient cloakroom facilities, enhancing the functionality of the home.

Externally, the property boasts an attractive, low-maintenance rear garden, offering an ideal space for relaxation and outdoor dining. The garden enjoys a pleasant rural outlook to the rear, providing a sense of privacy and a peaceful setting.

Overall, this is a superbly maintained and thoughtfully designed home that perfectly combines contemporary style with everyday practicality, making it an excellent choice for modern family living.



**Entrance Porch 5'2" x 8'3" (1.588 x 2.535)**  
UPVC double glazed door to front elevation.

**Entrance Hall**  
Radiator. Door to porch.

**Cloakroom**  
Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to side elevation.

**Lounge 7'3" x 15'10" (2.229 x 4.844)**

Multifuel stove. Radiator. Circular window to side elevation. UPVC double glazed Bay window to front elevation.

**Living / Dining Room 11'1" x 24'4" (3.397 x 7.439)**

Fitted kitchen with wall and base units. Stainless steel, one bowl undercounter sink. Quartz work surfaces. Electric eye level oven. Five ring gas hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Wine fridge. Boiler. Radiator. Herringbone LVT flooring. UPVC double glazed French doors to rear elevation. UPVC double glazed windows to front and rear elevations.

**Utility Room 7'6" x 7'5" (2.293 x 2.281)**

Wall and base units. Plumbing for washing machine. UPVC double glazed door to rear elevation.

**Landing**  
Stairs from Entrance Hall. Loft access. UPVC double glazed window to side elevation.

**Master Bedroom 12'10" x 17'5" (3.934 x 5.328)**

Two radiators. UPVC double glazed windows to front and rear elevations.

#### **En-Suite**

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Traditional style towel radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 11'10" x 9'0" (3.625 x 2.753)**

Radiator. UPVC double glazed window to front elevation.

**Bedroom Three 12'10" x 6'8" (3.933 x 2.041)**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom Four 8'8" x 6'7" (2.644 x 2.011)**

Radiator. UPVC double glazed window to front elevation.

#### **Bathroom**

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Radiator. UPVC double glazed window to side elevation.

#### **Parking**

Driveway parking for two cars.

#### **Front Garden**

Open lawn garden.

#### **Rear Garden**

Patio and artificial lawn garden.

#### **Council Tax Band**

D

#### **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:

hikes.activity.servers

#### **Disclaimer**

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