Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



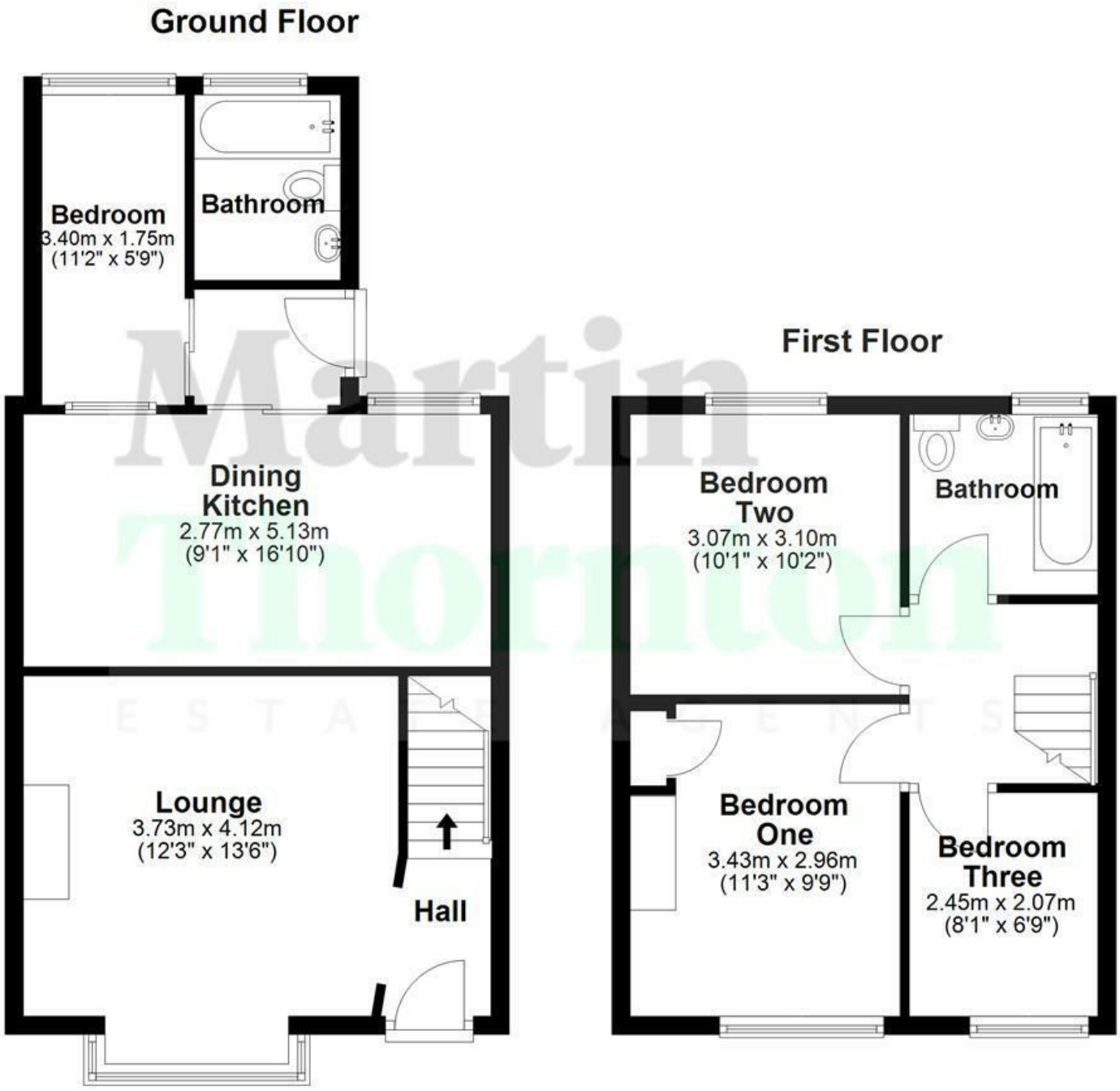
Norman Avenue, Elland, Halifax

Offers in the region of £140,000

EXCELLENT INVESTMENT OPPORTUNITY SOLD WITH A TENANT IN SITU
Sold with a tenant in situ, this attractive four-bedroom terraced property presents an excellent turnkey investment opportunity, generating immediate rental income. Ideally positioned just a short distance from Elland, the home enjoys easy access to a wide range of local amenities, transport links, and everyday conveniences.
The property comprises; entrance hall, lounge, kitchen, ground floor bedroom and bathroom. To the first floor, there is three bedrooms and a house bathroom. To the front of the property there is a hard standing providing off road parking and to the rear there is a low maintenance garden area.

Norman Avenue,
Elland, Halifax

Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Martin Thornton ESTATE AGENTS

martin-thornton.com
01484 508000

Norman Avenue,
Elland, Halifax

Details

Entrance Hall
A uPVC door with a decorative double-glazed insert opens to the entrance hall, where there is a ceiling light point, hanging hooks for coat storage and a staircase rising to the first floor landing. An archway leads through to the living room.

Living Room
The living room is positioned at the front of the property and has a walk-in splayed timber bay window with double-glazing providing natural light. There is coving to the ceiling, a ceiling light point and a radiator. A set of timber and bevelled glazed doors open to the kitchen diner.



Kitchen Diner
This room is located at the rear of the property and has timber and glazed windows. The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with twin taps. Integrated appliances comprise an oven and hob with a canopy style filter hood. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine and laminate flooring that continues into the dining area. This area has plenty of space for a table, a ceiling light point and a radiator. A sliding timber door leads through to the rear entrance.

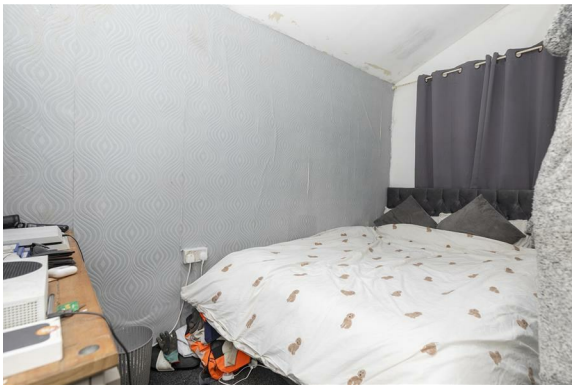


Rear Entrance
A uPVC door with a double-glazed insert and a matching side panel provides access to the rear garden.

Norman Avenue,
Elland, Halifax

Details

Bedroom Four
This double bedroom is positioned at the rear of the property and has a Velux window and a uPVC double-glazed window to the rear elevation. There is a ceiling light point and space for freestanding furniture.



Downstairs Bathroom
The bathroom has a white suite comprising a panelled bath with mixer tap and electric shower, a vanity hand basin with mixer tap and a low-level WC. A uPVC double-glazed window overlooks the rear elevation. There is appropriate tiling to the walls, vinyl laminate style flooring and a ceiling light point.



First Floor Landing
From the entrance hall, a staircase gives access to the first floor landing, where there is access to loft space.

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is a built-in cupboard to one alcove that houses the water heater, a ceiling light point and a radiator.

Norman Avenue,
Elland, Halifax

Details

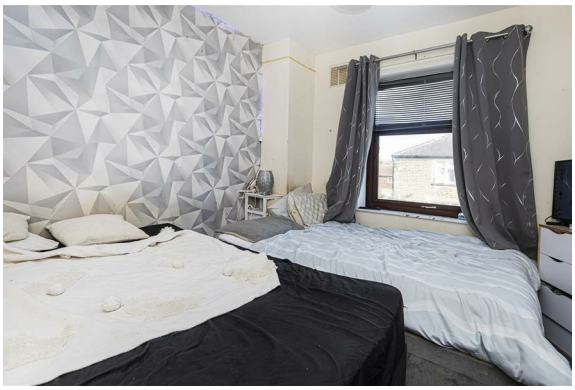
House Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. A uPVC double-glazed window overlooks the rear elevation. There is appropriate tiling to the walls, contrasting tiling to the floor, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.



Norman Avenue,
Elland, Halifax

Details

Bedroom Three

This bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.



External Details

At the front of the property, there is a hardstanding providing off-road parking and a flagged pathway leading to the front door. At the rear, there is a low-maintenance garden with fenced borders, an outside water point and security lighting.

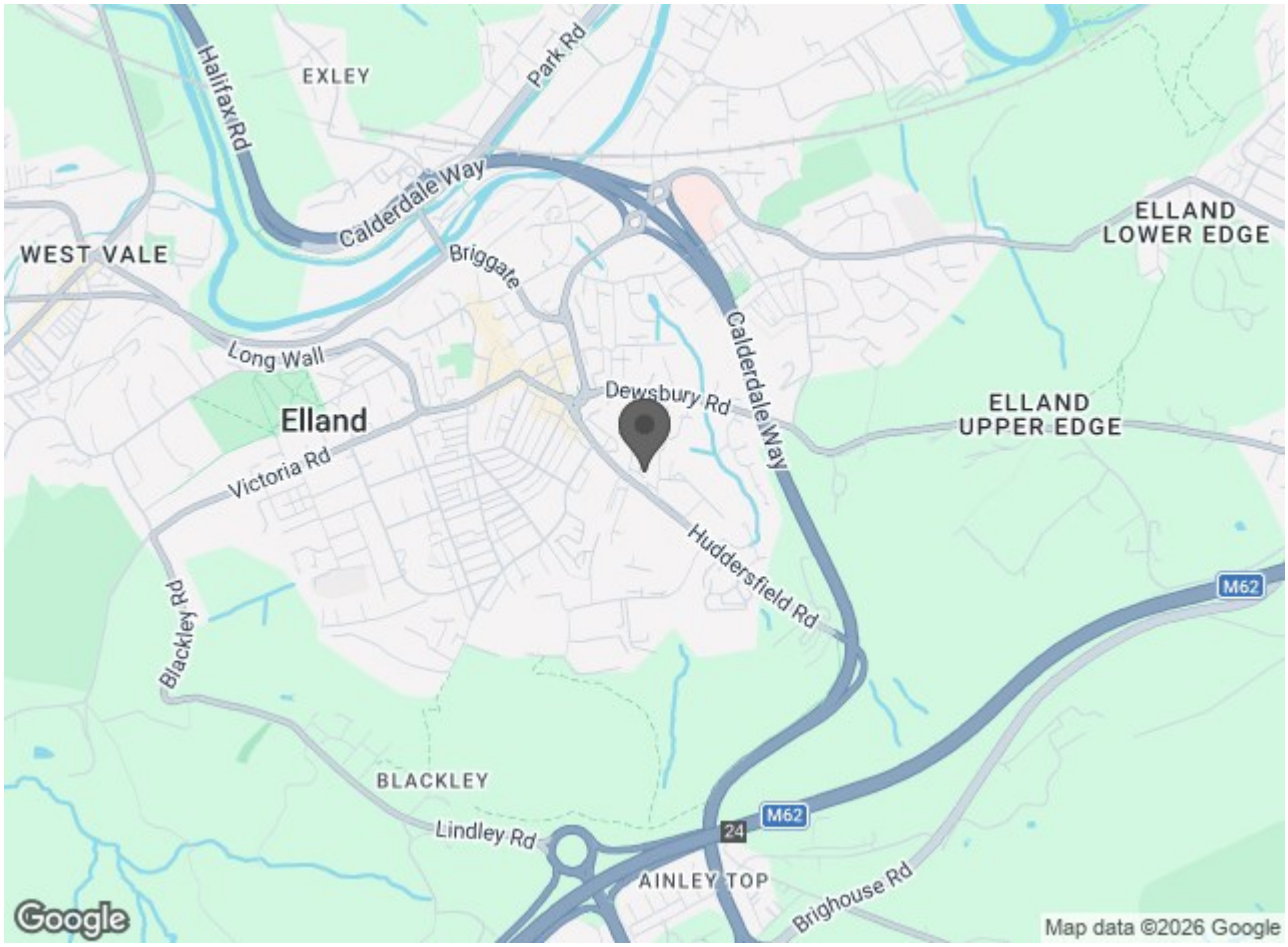


Tenure

The vendor informs us that the property is freehold.

Norman Avenue,
Elland, Halifax

Directions



Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000