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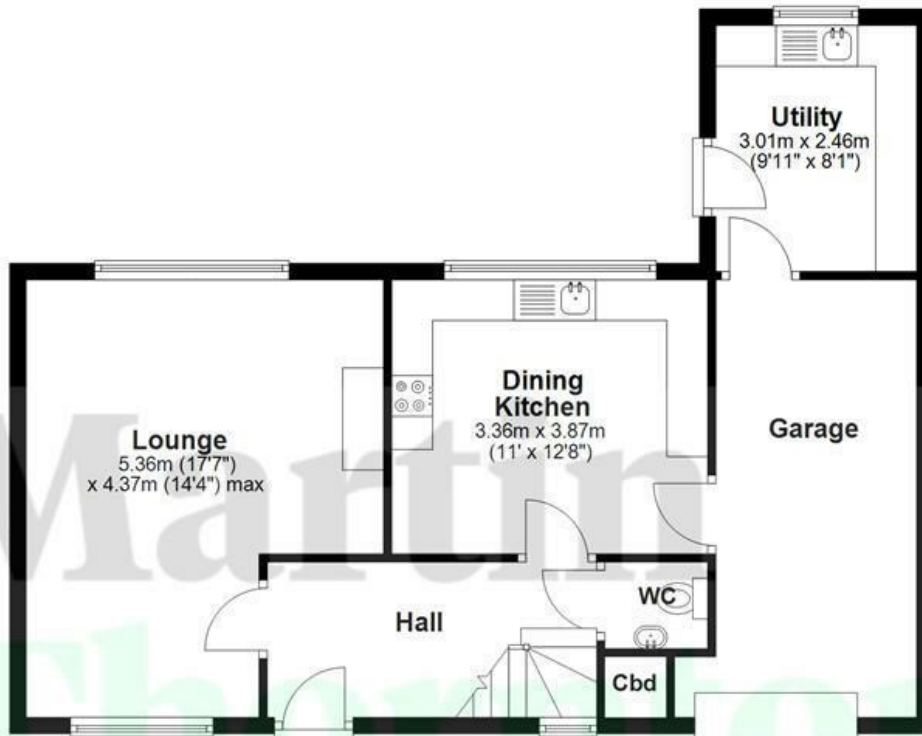
Highfield Avenue, Greetland Halifax,

**Offers in the region of
£300,000**

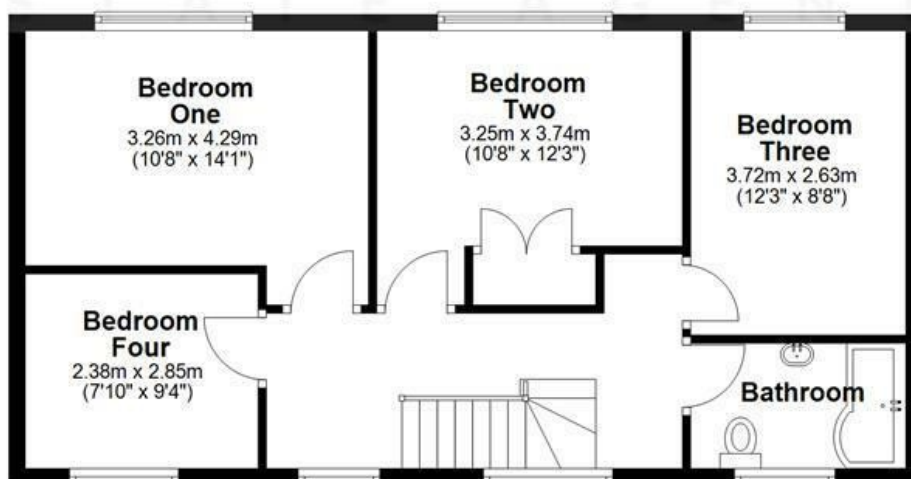
Offered with the benefit of no upwards chain and enjoying a no-through-road position in the popular residential area of Greetland is this four-bedroom semi-detached property. It offers spacious accommodation in a highly sought after location and is ideally situated within walking distance of well-regarded local schooling and a short drive away from the centre of West Vale, offering a variety of amenities including shops, restaurants and doctors surgeries. It also benefits from convenient access to the M62 motorway network, making it an ideal commuter base. The spacious home will likely appeal to the growing family buyer and briefly comprises an entrance hall, downstairs WC, living room, kitchen, integral garage and utility. On the first floor, there are four good-sized bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a low-maintenance garden to the front, together with a driveway providing off-road parking and access to the integral garage via an up-and-over door. At the rear, there is a lovely enclosed garden, ideal for outdoor entertaining.



Ground Floor



First Floor



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

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Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance hall, which has terracotta style flooring and hanging hooks for coats. There is coving to the ceiling, two ceiling light points and a radiator. A balustrade and spindle staircase gives access to the first floor landing and a timber and bevelled glazed door opens to the formal living room.



Living Room

This room has a dual aspect with uPVC double-glazed windows to the front rear elevations. There is coving to the ceiling, ceiling light points and a radiator. The focal point of the room is a timber fire surround with a marble inset and hearth, home to an electric fire.



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Kitchen

The kitchen has a range of modern wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. It has brick style tiled surrounds and integrated appliances including a dishwasher and fridge, with space for a freestanding cooker. There is coving to the ceiling, a ceiling light point, a uPVC double-glazed window to the rear elevation, tiling to the floor and a radiator.



Utility

This room has base cupboards, drawers, working surfaces and an inset stainless steel sink unit with twin taps. There is space and plumbing for an automatic washing machine, vinyl style flooring running throughout, a ceiling light point and a radiator. A uPVC double-glazed window provides natural light from the rear elevation and a uPVC door with a double-glazed insert opens to the rear garden.



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Downstairs WC

This room houses a white suite comprising a low-level WC and a wall-hung hand basin with a mixer tap and a tiled splashback. There is an extractor fan, a ceiling light and a chrome ladder style heated towel rail.



Integral Garage

From the kitchen area, a timber door gives access to the garage, which has an up-and-over door, power and lighting. There are working surfaces to the rear and a single step gives access to a utility room.

Half Landing

From the entrance hall, a single step leads up to a half landing, where there is a uPVC double-glazed window allowing natural light from the front elevation. A boiler cupboard houses the Ideal central heating boiler and this area is home to the electric fuse board.

First Floor Landing

The landing has two ceiling light points, two uPVC double-glazed windows to the front elevation and access to loft space, which is partly boarded and insulated. Access can be gained to the following rooms:



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Bedroom One

This double bedroom is positioned at the rear of the property and has a pleasant outlook via a uPVC double-glazed window. It has coving to the ceiling, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a similar outlook to that of bedroom one via a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.



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Bedroom Three

This double bedroom has plenty of room for freestanding or fitted furniture. It has a uPVC double-glazed window, coving to the ceiling, a ceiling light point and a radiator.



Bedroom Four

This bedroom is positioned at the front of the property and has a uPVC double-glazed window overlooking the garden. There is coving to the ceiling, a ceiling light point and a radiator.



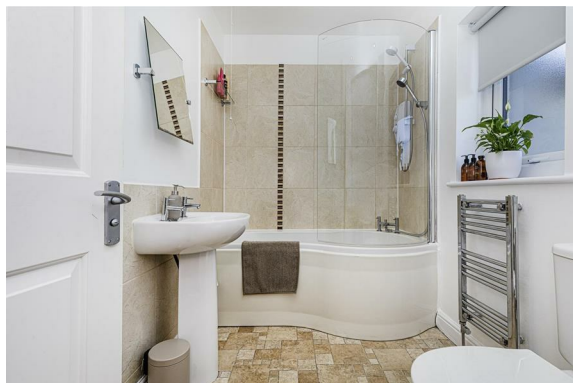
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House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a P-shaped bath with a curved splash screen and a Mira electric shower over. There is vinyl style flooring running throughout, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window allows natural light from the front elevation.



External Details

In front of the property, there is a flagged driveway providing off-road parking and access to an integral garage with an up-and-over door, power and lighting. There is a low-maintenance garden area with shrubbery borders. At the rear, there is a raised, flagged patio seating area, a further raised decked seating area, a lawn and a flagged patio area. The garden has an outside water point and lighting.



Tenure

The vendor informs us that this property is Freehold.

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Directions

