



18 Heath Park Avenue, Halifax, HX1 2PP

Offers Around £325,000

- : Desirable & Convenient Residential Location
- : Delightful Family Home
- : 5 Bedrooms
- : Converted Basement
- : Easy Access To Halifax Town centre
- : Spacious Period Terraced Residence
- : Modern Open Plan Dining Kitchen
- : 2 Bathrooms & Seperate basement Cloakroom
- : Close To Outstanding Schools
- : Viewing Essential

18 Heath Park Avenue, Halifax HX1 2PP

Situated in this desirable and extremely convenient residential location, within easy access of Halifax Town Centre, lies this traditional stone-built Victorian terraced residence providing spacious five-bedroom family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, lounge, fully fitted open-plan dining kitchen, basement utility room/gym, basement cloakroom, five bedrooms, two bathrooms, UPVC double glazing, gas central heating, gardens to the front and rear, and off-road parking for 2 cars to the front.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

An early appointment to view this delightful property is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

UPVC double glazed front entrance door with leaded and stained glass upper panel opens into the entrance hall with corniced ceiling incorporating matching dado rail and centre rose. Wood flooring and one double radiator.

From the entrance hall door to the

LOUNGE

15'7" x 12'11"

Angular bay window to the front elevation incorporating UPVC double glazed units. Feature marble fireplace with cast iron fuel grate fire set upon a matching marble hearth. Ornate plasterwork to the ceiling with matching cornice, centre rose and picture rail. One double radiator, TV point, and laminate wood flooring.

From the entrance hall door to the

OPEN PLAN DINING KITCHEN

18'8" max x 14'6"

DINING AREA

DINING AREA

Inset fireplace with power point for electric fire upon a matching hearth with cornice to the ceiling. Modern vertical heated radiator and UPVC double glazed French doors opening onto the rear garden.

From the dining area through to the

KITCHEN AREA

Fully fitted with modern wall and base units incorporating matching work surfaces with single drainer 1 bowl sink unit and mixer tap. Rangemaster-style multifuel cooking range with five gas burners and electric oven with extractor in matching canopy above and an integrated dishwasher. This attractive modern kitchen has matching splashbacks with complementing tiling and colour scheme to the remaining walls. Two UPVC double glazed windows to the rear elevation provide this kitchen with its light and spacious aspect.

From the entrance hall door opens to stairs with a fitted carpet leading down to the basement.

BASEMENT CLOAKROOM

Downstairs cloakroom with modern white two-piece suite incorporating low flush W/C and hand wash basin.

FROM THE BASEMENT DOOR OPENS TO THE

UTILITY ROOM / GYM

This multi purpose room is presently used as a utility room and gym and has a UPVC double glazed window to the front elevation, plumbing for an automatic washing machine, inset spotlight fittings, modern vertical radiator, and wall-mounted TV fittings.

from the entrance hall a spindled staircase with a fitted carpet leads to the

FIRST FLOOR LANDING

With a fitted carpet. From the landing door to

BATHROOM

Modern three-piece suite incorporating pedestal wash basin, low flush W/C, and large walk-in shower cubicle with rainfall and handheld shower units. This attractive bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation and chrome heated towel rail/radiator.

from the landing door to

BEDROOM ONE

14'6" x 10'11"

This double bedroom has a UPVC double glazed window to the rear elevation. Cast iron fireplace to the chimney breast with built-in wardrobes to either side. Cornice to ceiling, inset spotlight fittings, one double radiator, and fitted carpet.

From the landing door to

BEDROOM TWO

11'2" x 12'4"

This second double bedroom has a PVC double glazed window to the front elevation, period cast iron fireplace to the chimney breast, polished wood floorboards, and one double radiator.

From the landing door to

BEDROOM THREE

8'0" x 7'2"

UPVC double glazed window to the front elevation, one double radiator, and fitted carpet.

From the first floor landing stairs with a fitted carpet lead to the

SECOND FLOOR LANDING

With a Velux double glazed skylight window and fitted carpet.

From the landing door to

BEDROOM FIVE / OFFICE

9'11" x 5'4"

Presently used as an office/study and having a Velux double glazed skylight window, one double radiator, and fitted carpet.

From the landing door to

BEDROOM FOUR

13'7" x 8'6"

Velux double glazed skylight window, wood flooring, one double radiator, and useful under-eaves storage.

From the landing door to

BATHROOM TWO

Modern white three-piece suite incorporating pedestal wash basin, low flush W/C, and panelled bath. Two Velux double glazed skylight windows and under-eaves storage.

GENERAL

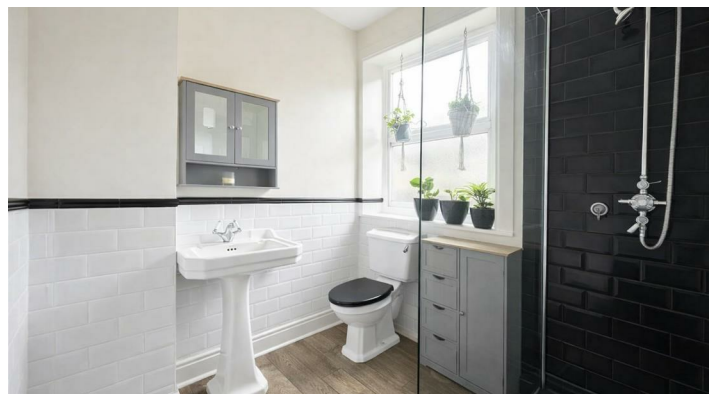
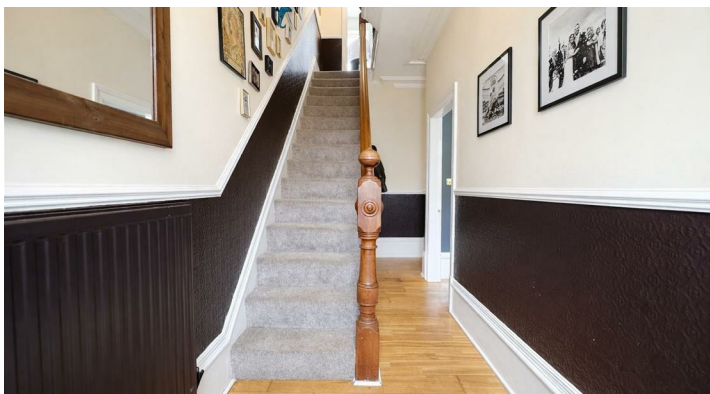
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services including gas, water, and electric, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band C.

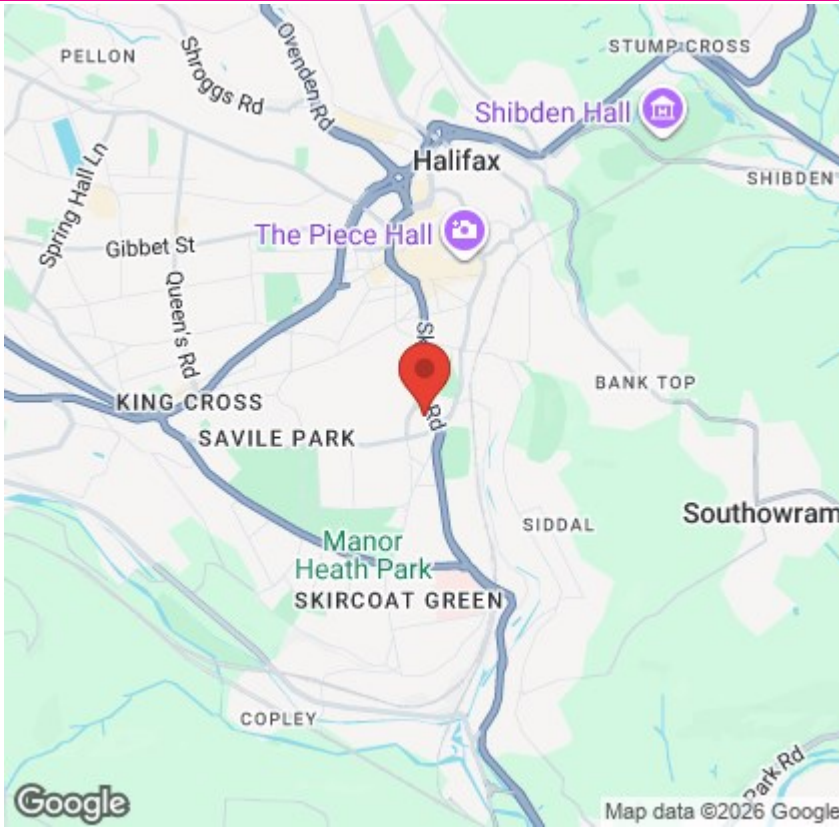
EXTERNAL DETAILS

To the front of the property there is a private road with parking for two vehicles. There is a small garden with stairs leading to the front entrance door.

To the rear of the property there is an enclosed private garden with raised flower beds incorporating mature plants and shrubs, artificial turf, log store, garden shed, and abin shed.







Directions

SAT NAV HX1 2PP

Viewings

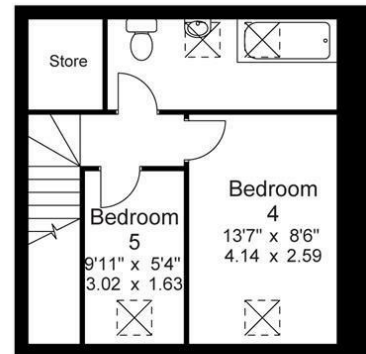
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

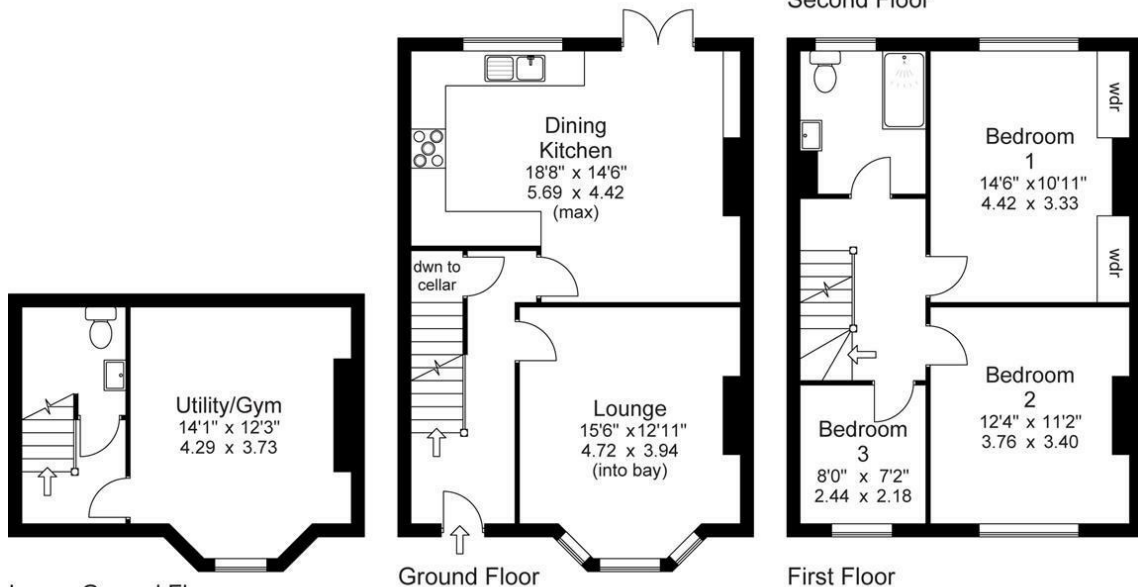
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1654 Sq. Feet
= 153.7 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.