



26 Gleanings Avenue, Norton Tower, Halifax, HX2 ONU

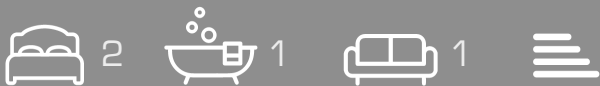
PCM £850 PCM

- : Popular and Convenient Location
- : Unfurnished Accommodation
- : Easy Access to Halifax Town Centre
- : No Pets
- : Bond 950
- : 2 Good Sized Bedrooms
- : Garden
- : Gas Central Heating
- : No smokers
- : Viewing Recommended



## 26 Gleanings Avenue, Halifax HX2 0NU

Situated in this sought-after and convenient residential location lies this two bedroomed semi-detached property providing unfurnished accommodation. The property briefly comprises an entrance vestibule, lounge with dining area, kitchen, two bedrooms, bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Norton Tower and easy access to Halifax town centre. An early appointment to view in order to avoid disappointment is strongly recommended.



Council Tax Band:



### ENTRANCE VESTIBULE

With uPVC double glazed window to the side elevation, one double radiator and a laminate wood floor.

From the Entrance Vestibule a door opens into the

### LOUNGE

11'7" x 14'2"

With uPVC double glazed window to the front elevation, pebble effect living flame gas fire to the chimney breast, one double radiator, inset spotlight fittings to the ceiling and a laminate wood floor.

From the Lounge through to

### DINING AREA

9'1" x 6'11"

With uPVC double glazed window to the rear elevation, one double radiator and a wood floor.

From the Dining Area a door opens into the

### KITCHEN

7'3" x 8'5"

With fitted wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in canopy above, fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, uPVC double glazed side entrance door. Door to under the stair's cupboard providing storage facilities.

From the Entrance Vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, fitted carpet and access to loft.

From the Landing a door opens to

### BEDROOM ONE

14'9" max narrowing to 11'9" x 10'11"

With uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO 3

20'3'4" x 8'6"

With uPVC double glazed window to the rear elevation, one double radiator, wall mounted TV fittings and a fitted carpet.

From the Landing a door opens to the

### BATHROOM

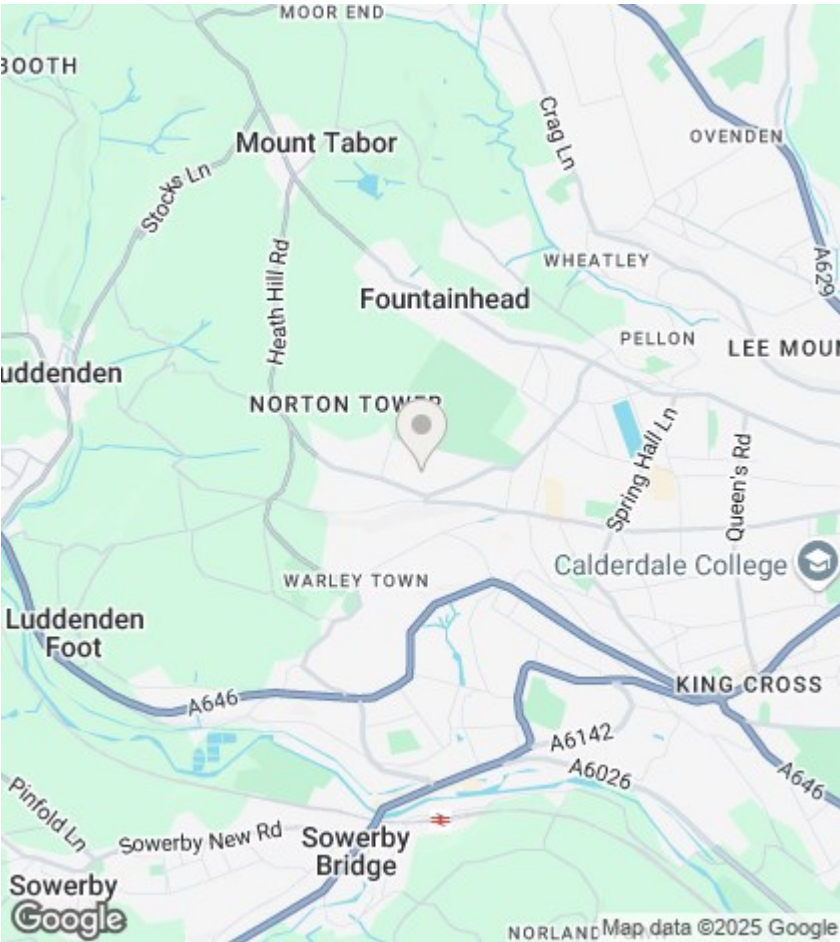
With a white three-piece suite comprising pedestal wash basin, low flush W/C, panelled bath with shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation, chrome heated towel rail/radiator.

### GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

### EXTERNAL

To the front of the property there is a tarmac drive with a path leading to the front entrance door, the drive continues to the side and rear of the property where there is a larger garden and detached garage.



Directions

SAT NAV HX2 0NU

Viewings

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

EPC Rating:

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