



35 Park View Avenue, Near Shibden, Halifax, HX3 7AW

**** STUNNING VIEWS ACROSS SHIBDEN VALLEY ** SIMPLY MUST BE VIEWED TO FULLY APPRECIATE ****
THREE DOUBLE BEDROOMS ** This lovely DORMER STYLE INNER TOWN HOUSE property in the ever popular village of Northowram with spectacular views looking on to Shibden Park and beyond. Entrance porch, lounge and dining kitchen, two double bedrooms and house bathroom to the first floor with dormer bedroom to the second floor. There are tiered gardens to the front and rear with mature shrubs, seating areas, green house and bedding areas on the levels. Parking bay to the rear with under store. We feel this would suit a variety of potential purchasers, so book early to avoid disappointment.

£175,000

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ENTRANCE

Main entrance is to the rear of the property

PORCH

UPVC Porch

HALL

Stairs leading to the first floor

LOUNGE 11'11" x 11' (3.63m x 3.35m)

Bay window with feature fireplace housing gas fire finished in stone

DINING KITCHEN 14'10" x 9'11" (4.52m x 3.02m)

Lovely room with panelled walls and fireplace housing gas fire. The kitchen has an array of wall and base units to include display cabinets, sink and drainer. Freestanding cooker and plumbing for washer. Useful under stair pantry area

FIRST FLOOR

Landing area

BEDROOM ONE 11'6" x 9'6" (3.5m x 2.9m)

Enjoying amazing views. Fitted wardrobes

BEDROOM TWO 9'8" x 8'8" (2.95m x 2.64m)

BATHROOM

Family sized bathroom suite with shell style suite, shower over bath and screen. Useful airing cupboard

DORMER BEDROOM THREE 12'6" x 9'10" (3.8m x 3m)

Breathtaking views which can only be enjoyed in person. Good size double room

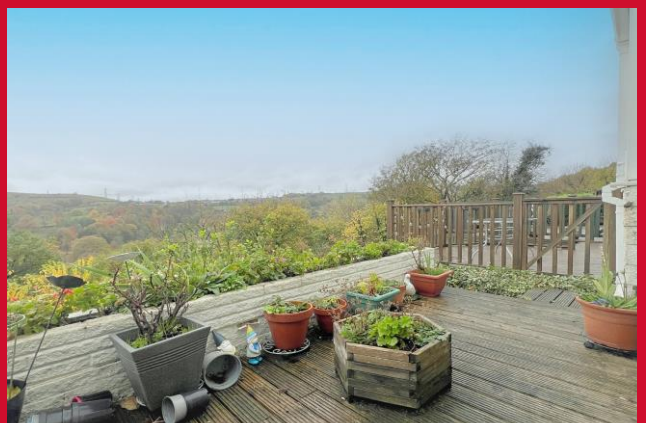
OUTSIDE

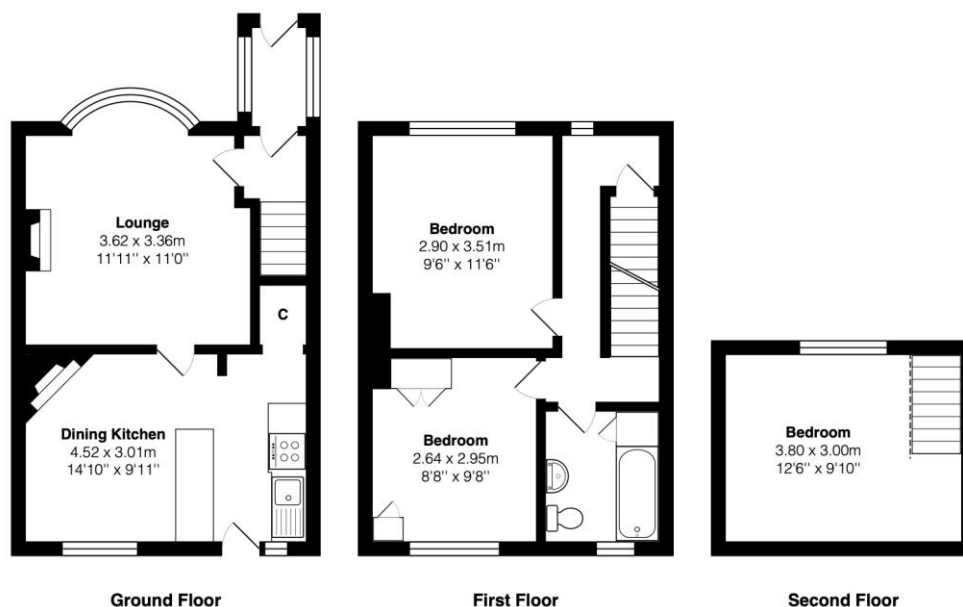
Tiered, well stocked gardens to the front with decked seating area. To the rear the tiered gardens are well stocked on each level plus greenhouse and outside tap. Parking bay which has large under store

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 73.4 m² ... 790 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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