



24 Grange Avenue, Holmfield, Halifax, HX2 9AT

**** CORNER PLOT POSITION ** LOVELY OUTLOOK OVER BEECHWOOD PARK **** Viewing is strongly advised for this SPACIOUS end town house which offers family accommodation throughout. Situated within this popular residential area which is close to schools, commute to Halifax and pleasant walks through the park. Briefly comprising: entrance hall with cloakroom off, large lounge with a log burner stove, well equipped kitchen and CONSERVATORY. The first floor is a large landing area and THREE GOOD SIZE bedrooms. Externally are larger than average gardens to three sides plus DETACHED GARAGE, Benefitting further from GCH and DG the property is in need of minor cosmetic updating in parts and is ready for the new owners to 'make their own mark'.

Asking Price £170,000

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ROBERT WATTS DISCLAIMER The vendor of this property is a relation to an employee of the Robert Watts Group

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.

ENTRANCE HALL To the side elevation with cloakroom off

CLOAKROOM sink and w/c

LOUNGE 16' x 13'1" (4.88m x 4m)

Lovely size family room with windows to the front and side elevation allowing plenty of natural light and views across the park. Recently installed log burner stove being the focal part of the room.

KITCHEN 14' (4.27) x 7'7" (2.3) plus recess

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer, space for free standing appliances and useful understair open store area with power and light

CONSERVATORY 8'11" x 9' (2.72m x 2.74m)

FIRST FLOOR Large landing area with built in shelving and cupboard space

BEDROOM ONE 13' x 10'11" (3.96m x 3.33m)

Master bedroom with stippled polish wood flooring, windows to front and side elevation which enjoys the outlook over the park.

BEDROOM TWO 10'7" (3.23) x 10'4" (3.15) max overall

With large store cupboard

BEDROOM THREE 10' x 6' (3.05m x 1.83m)

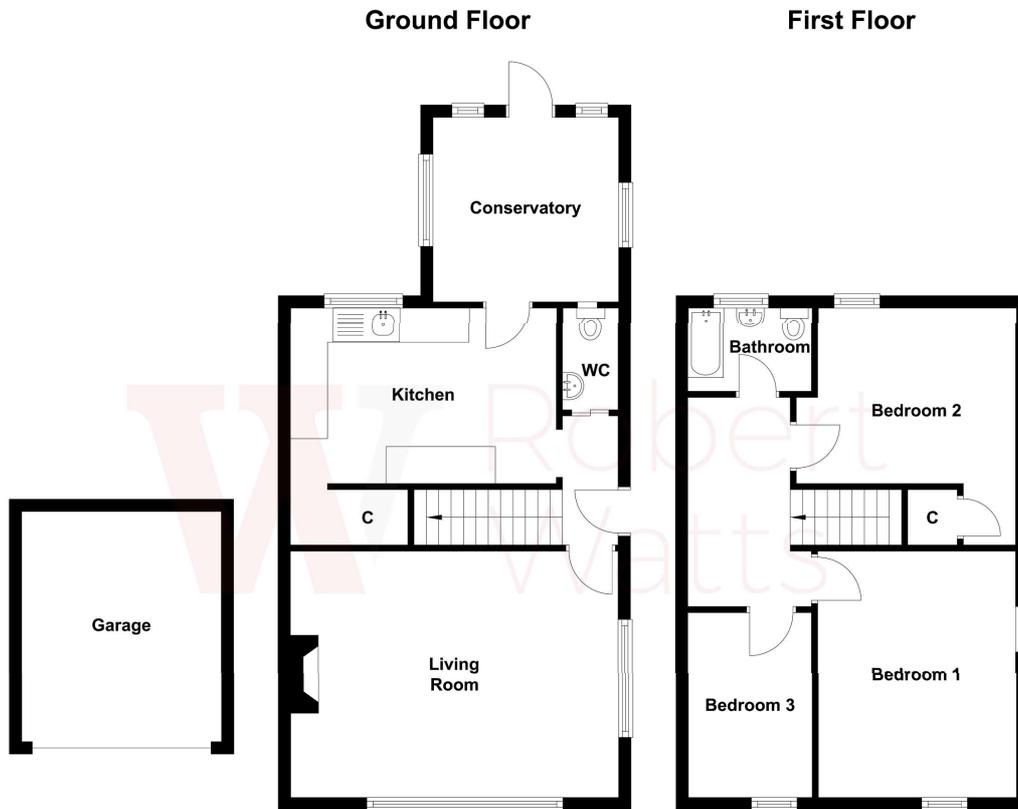
BATHROOM Three piece suite with part tiled walls

OUTSIDE Sat on an enviable plot, ideal for families or extension opportunity (subject to planning).

Gardens are to three sides that are mainly laid to lawn with patio seating area, rockery and driveway leading to a DETACHED GARAGE

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.





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