



**18 WARLEY WOOD AVENUE
LUDDENDENFOOT
HALIFAX
HX2 6BH**

Are you looking for a good sized home for your family? Would you re-fit to get it exactly to your style? Have you a desire for large family gardens? This family home offers three double bedrooms and plenty of scope for re-fitting or even a little re-planning to get it exactly as you'd like it. Gas central heating has been installed and there is uPVC double glazing, whilst the property enjoys large family gardens to front and rear, allowing more than enough room to put in some car parking facilities or a garage, subject to appropriate consents. The house is in need of a little modernisation, but this larger than average home could be just the place you're looking for, with views across Burnley Road to the hills beyond. The accommodation briefly comprises: Entrance Lobby, Through Lounge with Dining Area, Kitchen, Pantry, Landing, Three Bedrooms, Shower Room, WC and gardens.

£130,000

PROPERTY INFORMATION

Tenure: Freehold
Council Tax Band B

ENTRANCE LOBBY

A large lobby with plenty of room for a coat stand, shoe rack etc.

LIVING ROOM

5.62 x 3.66 (18'5" x 12'0")

A lovely through living room which provides ample space for both lounge and dining areas. A gas fire is fitted into a feature fire surround, and sliding patio doors lead out to the patio area and provide an outlook over the garden.



KITCHEN

2.35 x 2.26 (7'9" x 7'5")

The kitchen widens, but also encompasses an open cupboard beneath the stairs - please see the floor plan. There is a large and useful PANTRY, which could become part of the kitchen with some re-planning.

The kitchen is fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, and incorporating a stainless steel sink unit with mixer tap, a four ring gas hob to extractor hood and an electric oven.



LANDING

With a useful storage cupboard.

BEDROOM ONE

4.00 x 3.67 (13'1" x 12'0")

With fitted wardrobes.



BEDROOM TWO

4.26 x 2.91 (14'0" x 9'7")

The room narrows - please see the floor plan. There is a useful cupboard fitted over the bulkhead.



BEDROOM THREE

2.74 x 2.32 (9'0" x 7'7")

A good sized third bedroom which could accommodate a double bed.



SHOWER ROOM

Fitted with a two piece suite of wash basin and shower cubicle to part tiled walls.



WC

With a low level WC.



OUTSIDE

Large family gardens lie to front and rear, with lawns and a useful paved patio area, whilst there is ample room to create off road parking space or to build a garage, subject to the appropriate consents. The rooms to the front of the property enjoy views across Burnley Road to the hills beyond.

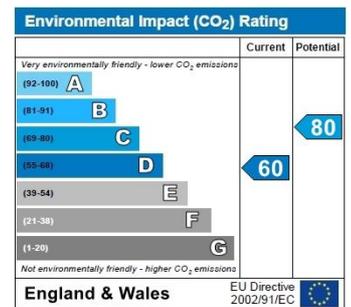
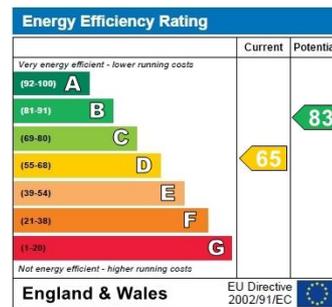


DIRECTIONS

Leave Halifax centre via King Cross Street and proceed into Aachen Way. Proceed up to King Cross traffic lights bearing right onto Burnley Road (A646). Proceed through Friendly and continue straight on at the junction with Tuel Lane. Proceed for approximately 1 mile into Luddendenfoot before turning right into Warley Wood Avenue, then first left. The property is situated on the left hand side. Postcode: HX2 6BJ.

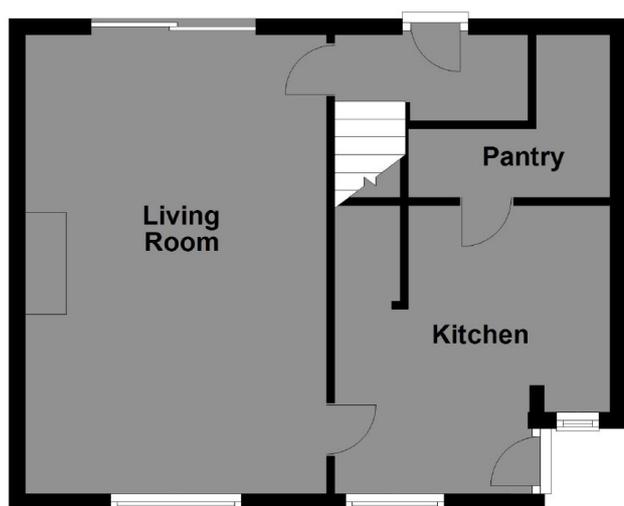
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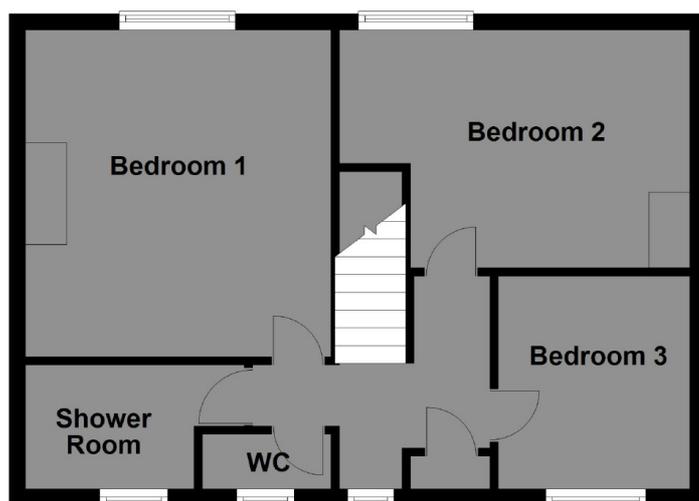


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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.