



**11 BROWNING AVENUE
HALIFAX
HX3 9BB**

Do you need a home office? Are you looking for your first home? Or are you looking to add to your rental portfolio? With gas central heating, uPVC double glazing and a great bathroom this traditional stone built home could be just the ticket. With good sized rooms on each floor, you might just be in for a surprise when you come to have a look round. There's a cellar which provides useful storage, a good sized lounge, a separate kitchen, a great first bedroom, a second bedroom which would make a wonderful home office, a really nice bathroom and then an overall attic bedroom which would be our choice for the master, maybe with space to add an en-suite? Outside there is a fenced and gated patio area which would be ideal for sitting out on an evening or a weekend. The shops, parks and amenities in Siddal are not too far away, and getting into Halifax, Huddersfield or to the M62 motorway at Ainley Top is usually quite easy from here. With some retained features such as ceiling coving in the lounge and beam in the attic bedroom, and with high ceilings through most of the house, this is one not to be missed.

OFFERS IN EXCESS OF £90,000

Basement:

CELLAR

A useful storage area.

Ground Floor:

LOUNGE

4.54 x 3.93 (14'11" x 12'11")

A feature wooden fire surround houses a mirrored back which provides a lovely central focal point.



KITCHEN

3.68 x 2.06 (12'1" x 6'9")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds and with stainless steel sink with mixer tap and integrated appliances of a four ring gas hob and an electric oven to an overlying canopy hood.



First Landing:

LANDING

With stairs down to the ground floor and a door leading to the staircase up to the second floor.

BEDROOM ONE

4.59 x 3.59 narrowing to 2.74 (15'1" x 11'9" narrowing to 9'0")

A good double bedroom with fitted cupboards. The room naturally divides into an area for the bed and a dressing area.



BEDROOM TWO

2.91 x 1.69 (9'7" x 5'7")

A single room which would also make a great home office.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin fitted into the wall and a bath with an overlying shower unit to part tiled walls. A chrome ladder style heated towel rail is a useful fitting.



Second Floor:

BEDROOM THREE

6.16 x 3.88 (20'3" x 12'9")

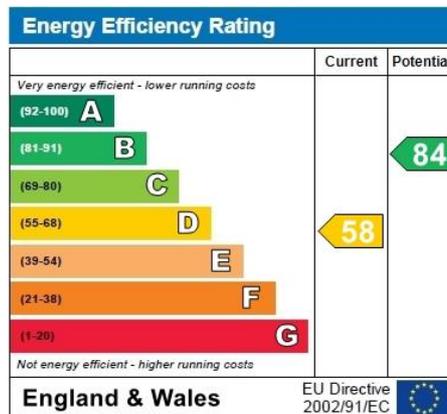
A fabulous attic bedroom with a velux style window and open beam. There is access into the eaves and please note that there is an area of restricted headroom as shown on the floor plan.



(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.



Outside:

The property has a small walled sitting area to the front.

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: A.

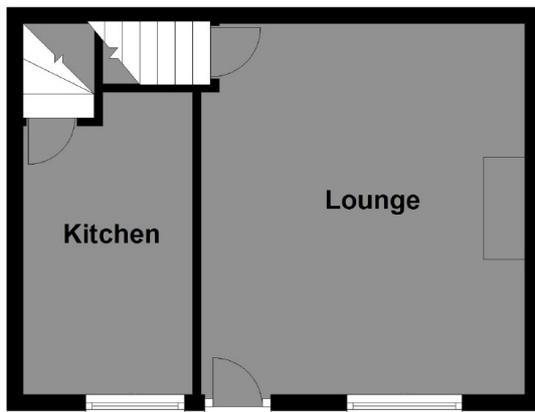
DIRECTIONS

From Halifax town centre proceed down Horton Street (signposted Railway Station) to the traffic lights. Turn right into Church Street and at the mini roundabout take the first exit. At the next mini roundabout take the first exit into Water Lane. Follow the road under the bridge, straight ahead at the mini roundabout, and round the right hand bend. Continue along Siddal New Road into Whitegate Road and then into Oxford Road. Pass the bowling green on the right before turning left into Browning Avenue, where the property can be found on the left hand side. Postcode: HX3 9BB.

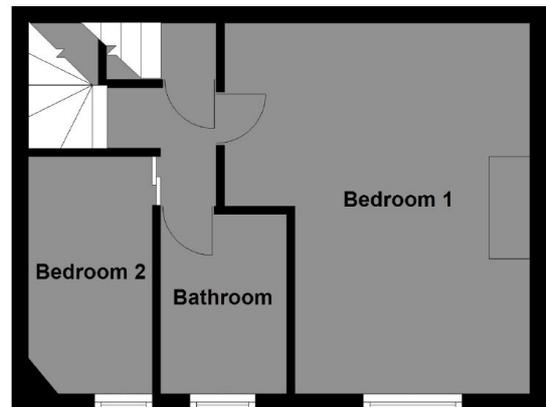
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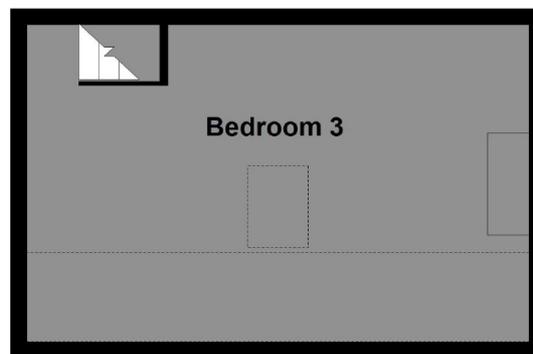
Ground Floor



First Floor



Second Floor



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