



**31 WILLOWDENE AVENUE
HALIFAX
HX2 7NN**

Are you looking for a nice home with far reaching views across the valley? The semi-detached bungalow may surprise many, with a flexibility of accommodation that provides possibility for further development or to use as you wish. There are steps up from the roadside, past the garage and the front terraced garden, relatively low maintenance but with enough to keep some colour and interest for the keener gardeners. Once up at the bungalow you will see that view, and the accommodation is unlikely to disappoint. A spacious hallway gives access to a good sized lounge and there is a nicely fitted kitchen to the front. The shower room at the side is neatly finished and there are two good bedrooms, the dining room providing access to the second, with the possibility of using either as a study, a dressing room or even to open out and install a staircase to develop the first floor, subject to the required consents, of course. The property has gas central heating and uPVC double glazing and is set to a highly popular residential location, a cul-de-sac not far from Crow Wood Park, part way between Halifax and Sowerby Bridge, with regular buses to each. All in all an interesting prospect.

OFFERS IN EXCESS OF £150,000

ENTRANCE HALL

With useful fitted cupboards and access to the loft.

LOUNGE

5.09 x 3.31 (16'8" x 10'10")

With an electric fire set into a wooden fire surround with marble inset and hearth,



KITCHEN

2.60 x 2.41 (8'6" x 7'11")

Fitted with base and wall units with matching drawers and complementing work surfaces to tiled surrounds and incorporating a breakfast bar for two and a sink unit with mixer tap. Feature kickboard and worktop lighting are nice finishing touches.



DINING ROOM

2.69 x 2.55 (8'10" x 8'4")



BEDROOM ONE

3.59 x 3.31 (11'9" x 10'10")

Fitted with a range of wardrobes and bedside tables.



BEDROOM TWO

2.65 x 2.55 (8'8" x 8'4")



SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin set into a vanity unit and a corner shower enclosure. Walls are fully tiled and there is a heated towel rail.



OUTSIDE

Terraced gardens to front and rear, lower maintenance but with enough to keep gardeners interested. To the rear are a greenhouse and a garden shed.



DETACHED GARAGE

ADDITIONAL INFORMATION

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

DIRECTIONS

From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. At the traffic lights take the left fork, the A58, and continue for approx 1 mile before turning right into Willowdene Avenue. The property is on the right hand side. Postcode: HX2 7NN.

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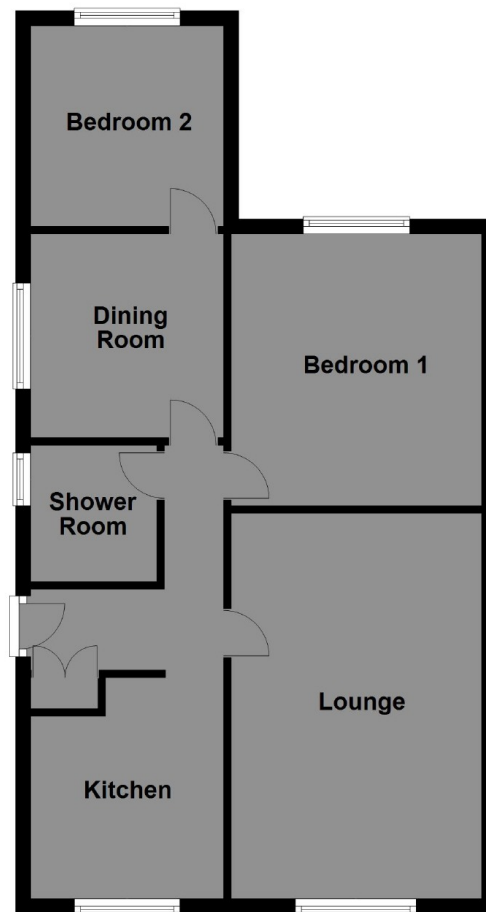
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



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