



**17 WEST ROYD AVENUE
KING CROSS
HALIFAX
HX1 3NU**

First time buyers looking for a nice first home? Investors wanting to add a great property to your portfolio? This lovely two bedroomed home offers great accommodation with plenty of space at the rear to extend, subject to any planning and building regulations approvals. The house has gas central heating and uPVC double glazing and has nicely stocked gardens to both front and rear. The entrance lobby gives way to a nice lounge which has a feature fireplace housing a living flame gas fire, and the dining kitchen is full width across the back of the house and provides access to the small cellars for extra storage. Upstairs, the landing provides access to two good bedrooms, the front being particularly large, and a shower room which has been refitted with a walk in shower. It's not far to the shops and other amenities at King Cross or on Queens Road, and Morrisons is just around the corner. All in all this is a great opportunity to make a lovely home.

OFFERS IN EXCESS OF £80,000

ENTRANCE LOBBY

LOUNGE

4.27 x 3.49 (14'0" x 11'5")

With a coal effect living flame gas fire fitted to an inbuilt fireplace. Deep coving runs round the room.



DINING KITCHEN

4.40 x 2.65 (14'5" x 8'8")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap. French doors lead to the rear gardens.



FIRST FLOOR LANDING

BEDROOM ONE

3.28 x 3.56 widening to 4.42 (10'9" x 11'8" widening to 14'6")

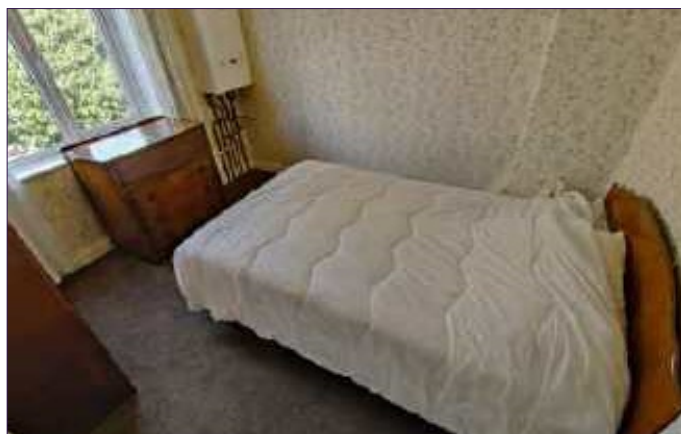
A good sized double room with cupboards fitted beside the chimney breast.



BEDROOM TWO

3.08 x 2.61 (10'1" x 8'7")

A second double room, this one looking out over the rear gardens, with the gas boiler fitted to the outside wall.



SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a good sized walk in shower unit, to fully tiled walls.



CELLARS

Two small cellar rooms.

OUTSIDE

The property has nice gardens to the front and to the rear, adding plenty of colour. At the front is a colourful, flowerbedded garden whilst to the rear is a paved garden with shrubs and flowers.



ADDITIONAL INFORMATION

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

DIRECTIONS

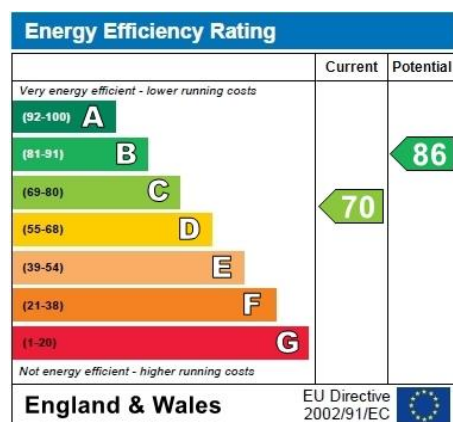
From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at the junction with Queens Road. Turn right at the traffic lights into Queens Road and travel a short distance up the hill to the church on the right hand side. Turn past the church into West Royd Avenue. Postcode: HX1 3NU.

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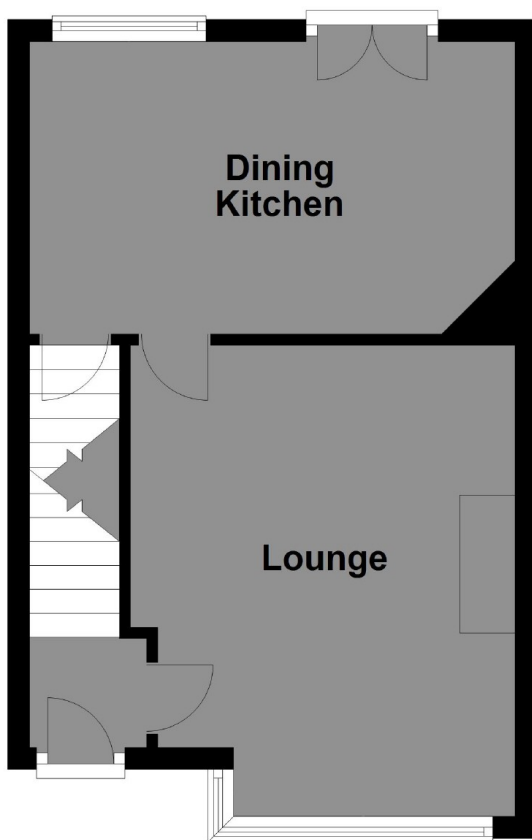
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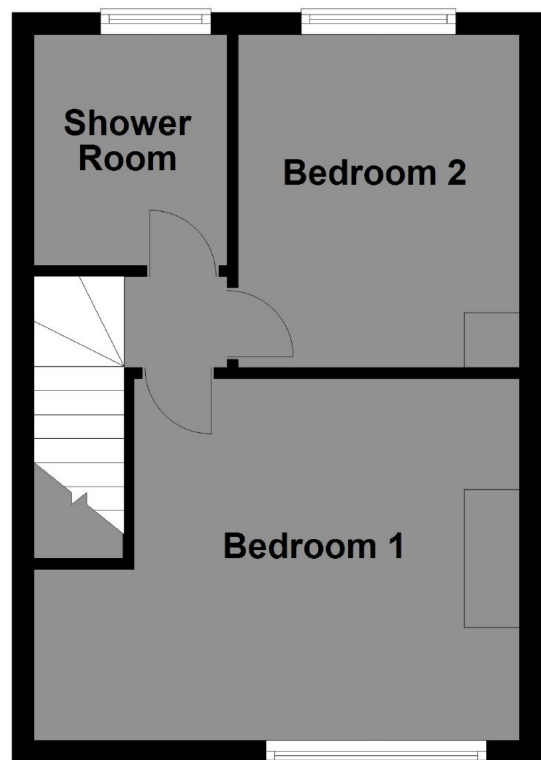
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Ground Floor



First Floor



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