



**Oaklands Avenue, Halifax HX3 7HS**

**welcome to**

**Oaklands Avenue, Halifax**

A spacious semi-detached home located in a sought-after area of Halifax, offering generous living space, a driveway with garage, and a large rear garden. Ideal for families, the property is marketed at offers over £300,000.



### **Lounge**

14' 6" x 13' 10" ( 4.42m x 4.22m )

The lounge comprises of carpet flooring, ceiling light point, fitted gas fire, gas central heating radiator, double glazed window to the front elevation

### **Dining Room**

17' 9" x 8' 7" ( 5.41m x 2.62m )

The dining room comprises of laminate flooring, ceiling spotlights, gas central heating radiator, double glazed window to the rear elevation.

### **Kitchen**

17' 9" x 8' 7" ( 5.41m x 2.62m )

The kitchen comprises of ceiling light points, gas central heating radiator, tiled splashback, matching wall and base units with worktop over, plumbing for a dishwasher, double glazed window to the rear elevation.

### **Utility**

8' 5" x 4' 11" ( 2.57m x 1.50m )

The utility comprises of tiled flooring, and plumbing.

### **Bathroom**

The bathroom comprises of ceiling spotlights, tiled walls, fitted vanity unit with wash basin, low level W/c, walk in shower.

### **Bedroom One**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, double glazed window to the front elevation.

### **Bedroom Two**

10' 9" x 10' 1" ( 3.28m x 3.07m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, double glazed window to the rear elevation.

### **Bedroom Three**

11' x 7' ( 3.35m x 2.13m )

Bedroom three comprises of carpet flooring, ceiling

light point, gas central heating radiator, double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of laminate flooring, ceiling spotlights, gas central heated towel rail, fitted vanity unit with wash basin, low level W/c, panelled bath with shower over, double glazed window to the front elevation.

### **Loft Room**

The loft room is fully insulated and boarded with pull down ladder.

### **Externally**

Externally, the property benefits from a driveway and garage to the front. To the rear, there is a large, enclosed garden area with Astro-turfed lawn and a flagged seating area.



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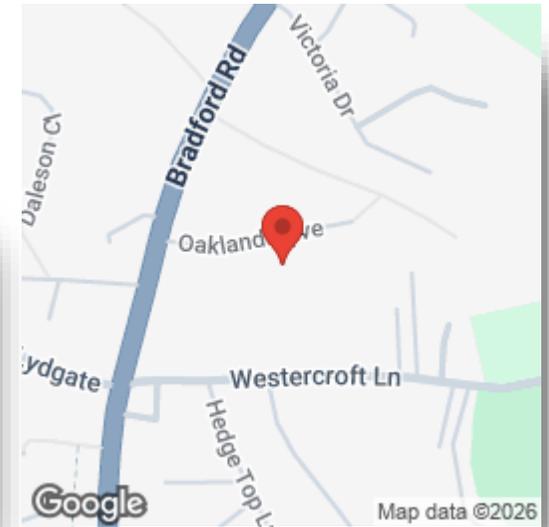
welcome to

## Oaklands Avenue, Halifax

- SPACIOUS SEMI-DETACHED HOME IN A SOUGHT-AFTER LOCATION
- MARKETED AT OFFERS OVER £300,000
- GENEROUS LOUNGE AND MODERN FITTED KITCHEN
- DRIVEWAY AND GARAGE PROVIDING OFF-ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115209 - 0002

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