



12 The Avenue, Hipperholme, Halifax, West Yorkshire, HX3 8NP
Offers Over £480,000

DETACHED BUNGALOWFIVE BEDROOMS***EXTENDED***SOUGHT AFTER LOCATION***FAMILY HOME***

Welcome to The Avenue, Hipperholme. HAMILTON BOWER are pleased to offer for sale this most impressive and rare to the market five bedroom detached true bungalow. Early viewing is highly suggested to fully appreciate all this spacious family home has to offer. Comprising of entrance hallway, lounge, dining room, kitchen with utility, five bedrooms and two bathrooms. Large gardens to the front and a good size garden to the rear. Ample off road parking with a driveway leading to a detached garage.

TO VIEW THIS STUNNING FAMILY HOME CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

Spacious open and inviting entrance hallway with a useful storage area.

LOUNGE

17'6" x 12'3" (5.341 x 3.757)



Spacious and light living room with a feature fire and surround. An abundance of natural light floods this living room from the large front aspect window.

DINING ROOM

14'10" x 11'11" (4.540 x 3.647)



Large dining room with a window to the front aspect.

KITCHEN

11'4" 9'9" (3.472 2.986)



Good size kitchen with a range of fitted wall and base units, contrasting work surface incorporating a stainless steel sink unit and a mixer tap. Plumbing for a dishwasher. Window to rear aspect offers natural light and over looks the rear courtyard garden area.

UTILITY

9'9" x 8'0" (2.991 x 2.449)



With a range of fitted units with a contrasting work surface. Plumbing for an automatic washing machine.

BEDROOM ONE

14'11" x 10'4" (4.559 x 3.169)



Good size double bedroom with a range of fitted wardrobes. Window to side aspect.

BEDROOM TWO

12'10" x 11'11" (3.924 x 3.635)



A large double bedroom with a flood of natural light from the over head sky light. Solid wood flooring.

BEDROOM THREE

12'9" x 10'4" (3.9 x 3.174)



Good size double bedroom with a large window to the rear aspect. Solid wood flooring.

BEDROOM FIVE

9'1" x 9'0" (2.785 x 2.746)



Good size fifth bedroom situated to the rear of the property with a window to the rear aspect.

BEDROOM FOUR

12'10" x 9'0" (3.925 x 2.765)



Double bedroom with a window to the side aspect and fitted robes.

BATHROOM



A well presented three piece suite with a bath, shower and a wash basin. Heated chrome towel railing.

SEPERATE W.C

W.C

SHOWER ROOM




Three piece suite with a corner shower unit, W.C and wash basin.

EXTERNAL



A well kept lawn to the front. Block paved driveway leading to a detached garage with power and light. Low maintenance garden to the side aspect. To the rear a good size block paved area and summer house.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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