



## 35 Gibraltar Avenue, Halifax, HX1 3UL

£150,000

Two-Bedroom End-Terrace Home | Driveway & Garage | Generous Rear Garden | Central Halifax Location

Situated in a convenient central Halifax location, this well-presented two-bedroom end-terrace home offers spacious accommodation, off-street parking, a detached garage, and a generous rear garden. Ideally suited to first-time buyers, downsizers, or investors, the property benefits from excellent access to local shops, schools, and transport links.

Ground Floor  
Lounge

Upon entering the property, you are welcomed into a spacious and inviting lounge overlooking the front aspect. Offering ample room for seating and living furniture, the lounge flows seamlessly into the kitchen, creating an open and sociable living space.

**Kitchen**  
Positioned to the rear of the property, the kitchen offers an excellent range of worktop and cupboard space with both L-shaped and straight runs of units. It accommodates a freestanding oven, washing machine, and fridge freezer, while enjoying views over the rear garden.

First Floor  
Principal Bedroom

A generous double bedroom with ample space for a king-sized bed, bedside furniture, a dresser, and a freestanding wardrobe.

**Bedroom Two**  
A well-proportioned second double bedroom overlooking the rear garden, offering plenty of room for bedroom furniture and storage.

**Family Bathroom**  
The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin, and WC.

**Outside**  
To the rear, the property enjoys a generous east-facing garden, providing an excellent outdoor space for relaxing, entertaining, or family enjoyment.

The property also benefits from a private driveway, a detached single garage offering secure parking or additional storage, and a shared driveway providing further off-street parking options.

**Location**  
Conveniently situated close to Halifax town centre, the property enjoys excellent access to a wide range of shops, supermarkets, schools, leisure facilities, and transport links, making it an ideal choice for commuters, first-time buyers, and downsizers alike.

**Agent Notes**  
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

EPC Rating:

D

