



24 Belgrave Avenue, Halifax, HX3 6BX

£260,000

Reloc8 Properties are delighted to offer this well-presented three-bedroom semi-detached home in a semi-rural setting, ideal for first-time buyers and families. Featuring quality fixtures, a contemporary kitchen/diner, downstairs WC and useful storage, it benefits from an enclosed south-facing garden and parking for two cars, with EV charging serving either space. Schools and amenities are nearby, with rail and bus connections within a short distance. Further benefits include a combi boiler, remaining NHBC new-build warranty until August 2029, EPC rating B and Council Tax Band B

Situated within a small development of just five properties, the home enjoys a semi-rural setting close to local schools, amenities and surrounding countryside. Halifax town centre, railway station and the new bus station are within easy reach.

Entrance Hall
Accessed via the front entrance door, the entrance hall provides access to the downstairs WC and living room

Living Room
A spacious and comfortable reception room featuring carpeted flooring, a useful under stairs storage cupboard with internal lighting. An open staircase rises to the first floor. UPVC window overlooking the front of the property. Double glazed glass-panelled doors lead through to the kitchen/dining room, creating a good connection between the principal living spaces.

Kitchen/Dining Room
The heart of the home is this impressive contemporary kitchen/dining room, fitted with a range of high-gloss, handleless wall, drawer and base units, complemented by a tiled splashback and contrasting work surfaces. The kitchen is equipped with a four-ring hob, double oven and extractor hood, together with a one-and-a-half bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge/freezer and dishwasher. The dining area benefits from UPVC French doors opening directly onto the rear garden, while LED spotlights provide a modern finish.

Downstairs WC
Conveniently positioned off the entrance hall and fitted with a WC and wash hand basin.

First Floor Landing
The first-floor landing provides access to all three bedrooms and the family bathroom. Two double cupboards above the stairwell provide useful storage, both with internal lighting, with one also housing the combi boiler. A partly boarded loft with a pull-down ladder provides additional storage.

Bedroom One
A generous double bedroom with carpeted flooring and ample space for freestanding wardrobes. Two UPVC windows provide pleasant views towards the front of the property.

Bedroom Two
A further well-proportioned bedroom with carpeted flooring, UPVC window overlooking the enclosed rear garden.

Bedroom Three
A third bedroom with carpeted flooring and a UPVC window overlooking the enclosed rear garden.

Family Bathroom
The modern family bathroom is fitted with a contemporary white suite comprising a concealed-cistern WC, vanity wash hand basin with useful storage beneath and panelled bath. The bath is complemented by a folding glass shower screen and thermostatically controlled mixer shower. Further features include a chrome heated towel rail, tiled splashback, illuminated wall-mounted mirror, LED spotlights and a frosted UPVC window.

Outside
To the front, off-road parking provides space for two vehicles, with an EV charging point with the cable reaching either parking space. To the rear is a spacious, enclosed south-facing garden enjoying a good degree of privacy, with a paved patio and lawn. French doors from the kitchen/dining room open directly onto the patio, providing a convenient space for outdoor dining and entertaining.

Agents Notes & Disclaimer.

Directions

Viewings

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

Council Tax Band

A

EPC Rating:

B

