



9 KELVIN AVENUE TRIMMINGHAM, HALIFAX

Situated in this highly desirable and much sought after residential location enjoying superb panoramic views lies this extended three bedroomed semi-detached property providing spacious and attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, spacious lounge, sunroom, modern extended fully fitted dining kitchen, three double bedrooms, two bathrooms, uPVC double glazing, gas central heating, large south facing garden and a garage. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a delightful property in this sought-after location and as such, an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £299,950

The uPVC double glazed entrance door with uPVC double glazed floor to ceiling panels either side opens into the

ENTRANCE HALL

With an open staircase leading to the first-floor accommodation, one double radiator and a fitted carpet. From the Entrance Hall a panelled door opens into a

SPACIOUS LOUNGE 7.64m x 3.83m narrowing to 3.07m



This spacious Lounge which was originally the Lounge and dining area has a large uPVC double glazed picture window to the front elevation enjoying an attractive garden outlook, feature fireplace with coal effect living flame gas fire on a matching hearth, inset spotlight fittings to ceiling, two double radiators and a fitted carpet. From the Lounge folding double glazed doors open to the

SUNROOM 2.77m x 1.88m

With uPVC double glazed sliding patio doors opening to a south facing garden and enjoying superb panoramic views, further uPVC double glazed window to the side elevation, one radiator and a laminate wood floor. From the Entrance Hall a sliding door opens to the

MODERN FULLY FITTED DINING KITCHEN 6.19m x 5.15m narrowing to 2.64m

KITCHEN AREA



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor above, fan assisted electric double oven and grill with combination oven, integrated fridge freezer, integrated dishwasher, and an automatic washing machine. This attractive kitchen has

matching splash backs with inset spotlights to the ceiling and a uPVC double glazed window to the front elevation enjoying superb panoramic views, uPVC double glazed side entrance door, and one double radiator.

DINING AREA



With double glazed window to the rear elevation enjoying an attractive garden outlook, inset spotlight fittings to the ceiling, one double radiator and a Karndean floor. From the Entrance Hall a door opens into

BEDROOM THREE 3.45m including wardrobes x 3.01m

With uPVC double glazed window to the front elevation overlooking the front garden, built-in wardrobes to one wall with cupboard space above and a dressing table with inset mirror, one double radiator and a fitted carpet. From the Entrance Hall a panelled door opens to the

BATHROOM



With a modern white four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, panelled bath with a mixer tap and corner shower cubicle with shower unit. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation and a matching floor. From the Entrance Hall an open staircase leads to the

FIRST FLOOR LANDING

With Velux double glazed skylight window, door to under the eave's storage and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 3.87m x 3.82m excluding wardrobes.



With large uPVC double glazed picture window taking full advantage of the superb panoramic views this property enjoys. Built-in wardrobes with cupboard and drawers to one wall, dressing table, a single radiator and a fitted carpet. From the Landing a sliding door opens into the

SHOWER ROOM



With a modern white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. This attractive shower room is fully tiled, has a panelled ceiling and uPVC double glazed window to the rear elevation enjoying panoramic views, chrome heated towel rail/radiator. From the Landing a door opens to

BEDROOM TWO 3.34m x 4.64m



With uPVC double glazed windows to the side and rear elevations enjoying panoramic views, built-in wardrobe, and dressing table to one wall with cupboards with sliding doors to one wall, one single radiator and a fitted carpet.

GENERAL

The property is Freehold is constructed of brick, is partially rendered, stone fronted, and surmounted by a concrete tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing (except one window) and gas central heating. The property is in Council Tax Band D

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

EXTERNAL



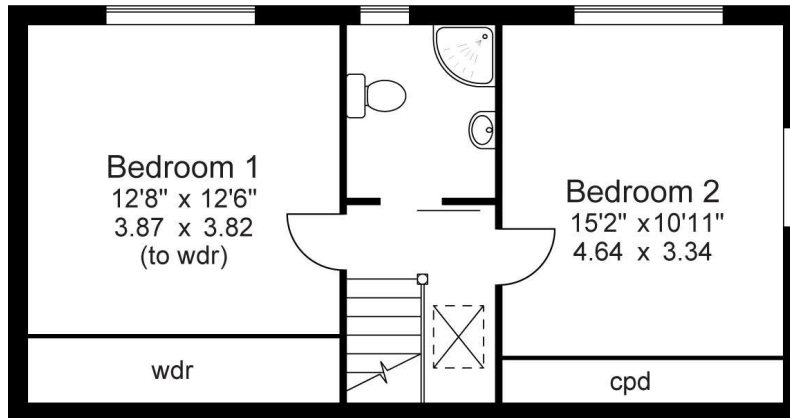
At the front of the property there is a lawned garden with mature plants and shrubs and a tarmac drive with a path leading to the front entrance door. The tarmac drive continues to the side of the property providing parking for several vehicles and leading to the detached garage with an up and over door. To the rear of the property there is a larger south facing garden with flagged patio area, terraced lawn with mature plants and shrubs. There is access via an external door beneath the property providing a workshop and excellent storage facilities.



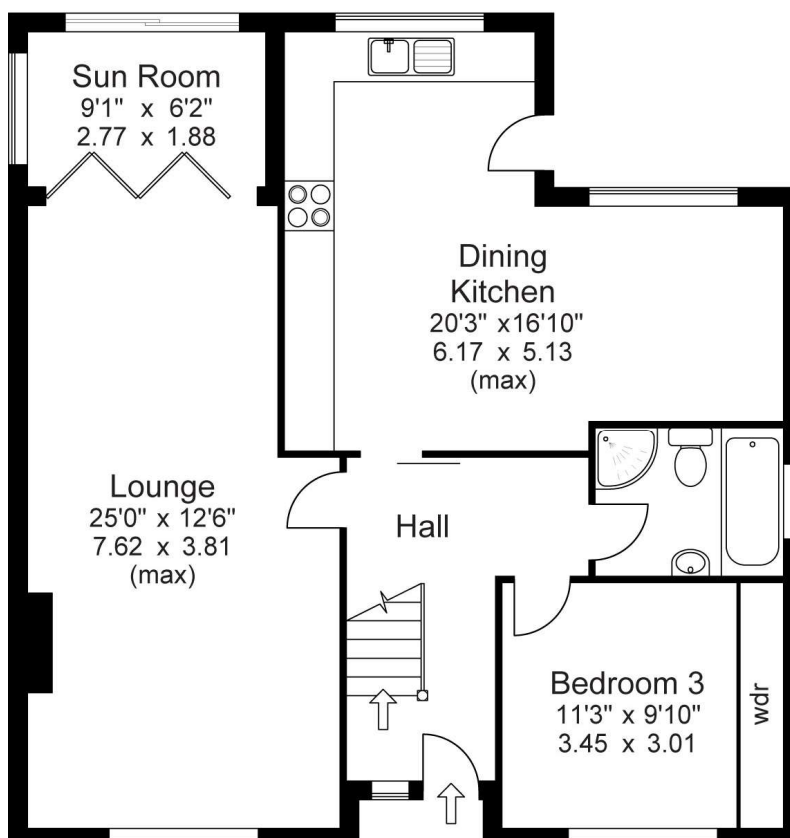
DIRECTIONS

SAT NAV HX2 7LU

Approx Gross Floor Area = 1354 Sq. Feet
= 125.52 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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