

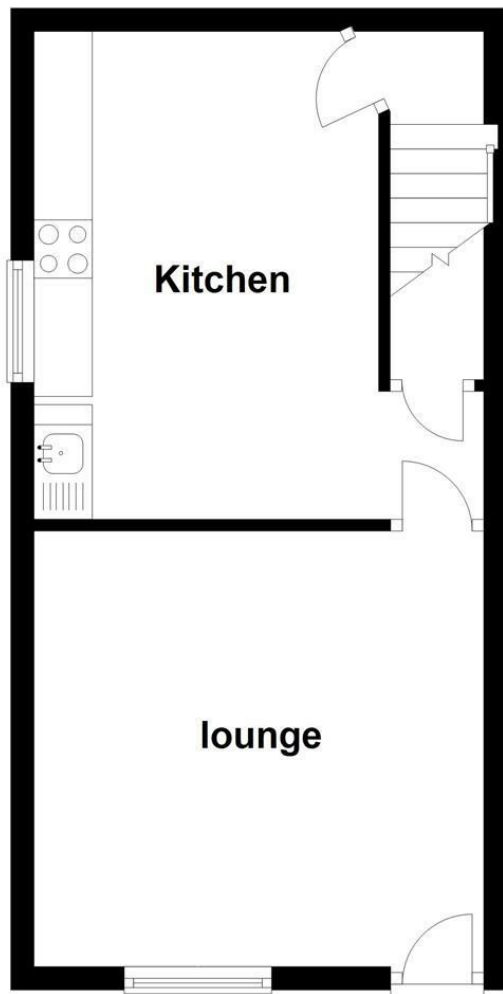


CHARLES LOUIS

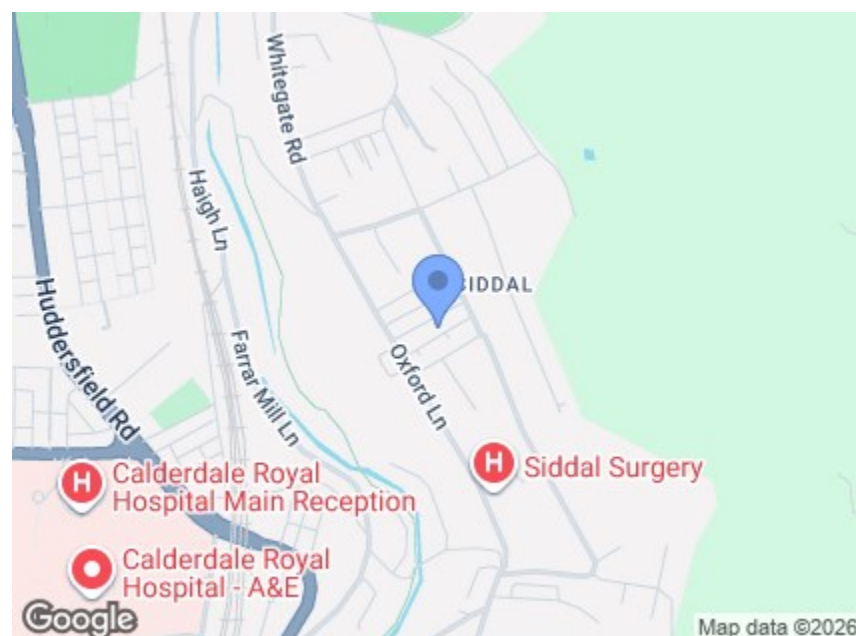
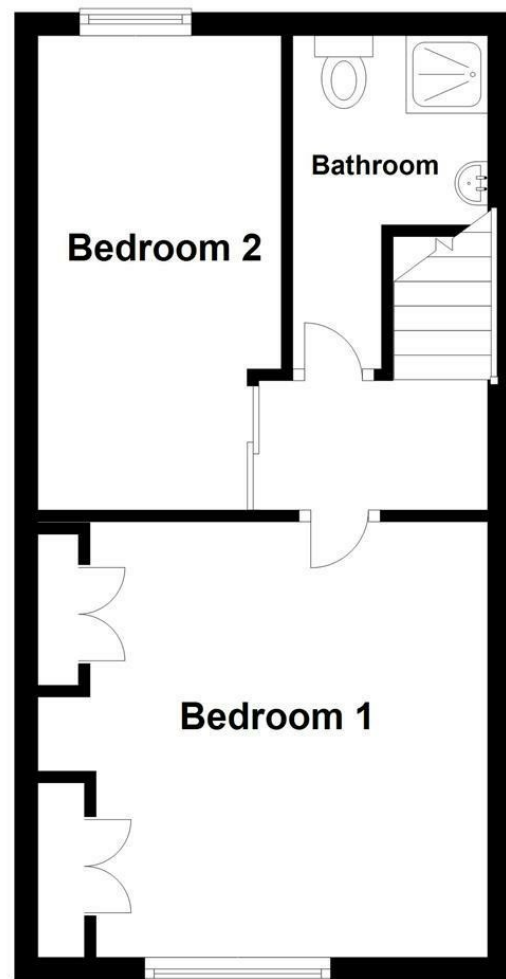
HOMES LIMITED



Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
92	92	A	A
70	70	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

20 Browning Avenue
, Halifax, HX3 9BB

£775 Per month



- Newly Refurbished & Immaculate Throughout
- Lounge, Newly Fitted Kitchen, Cellar Space
- Brand Newly Fitted & Stylish Shower Room
- Close to Amenities & Easy Access to Motorway Links
- Two Bedrooms, Fitted Wardrobes to Master
- Early Enquiry Strongly Encouraged

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20 Browning Avenue

, Halifax, HX3 9BB

Charles Louis are delighted to offer to let this newly refurbished and beautifully presented two bed terraced house in the sought after Siddal area close to local amenities, motorway links and local transport links. Having undergone a full scheme of refurbishment, the property offers a brand new fitted kitchen and bathroom, new carpets and decor throughout and must be viewed to be appreciated.

Briefly comprising lounge, kitchen with space for a small table, mater bedroom with fitted wardrobes and dressing table, second bedroom and stylish shower room, the property also benefits from having a very usable storage space in the cellar, and a good size yard to the rear. Enquire now to avoid disappointment.

Lounge

With a front entrance door opening into the lounge with a front facing UPVC double glazed window., radiator, TV point and power points.



Kitchen

With a rear facing UPVC double glazed window, laminate wood effect flooring, radiator, power points, range of newly fitted wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, electric hob with extractor hood, plumbing for washing machine, space for a fridge/ freezer and door to the rear opening to a stairwell to the cellar.



First Floor Landing

Leading to the two bedrooms and bathroom.

Master Bedroom

With a front facing UPVC double glazed window, fitted wardrobes and dressing table, radiator and power points.



Bedroom Two

With a rear facing UPVC double glazed window, built in cupboards, radiator and power points.



Bathroom

Partly tiled with laminate flooring, walk in shower cubicle with mains fed shower, low flush WC and hand wash basin with vanity unit.



Rear Garden/ Rear Courtyard

An enclosed, private low maintenance courtyard with steps descending to the cellar door.

