



Oakdale Close, Ovenden, HX3 5RP
£190,000

E&H Holmes
ESTATE AGENTS

Having been upgraded and updated by the current owner, this three bedroom, extended semi detached property is at the head of a cul-de-sac in Ovenden. With spacious living room open plan to dining room and breakfast kitchen which is ideally suited to a young or growing family. The property has a newly fitted kitchen, bathroom and utility/cloakroom making this home ready to simply move into. There is the added benefit of a driveway for multiple vehicles leading to a detached garage and low maintenance gardens to both front and rear. A viewing is strongly recommended to avoid disappointment.

The accommodation, in brief, comprises: Entrance vestibule, utility/cloak room, breakfast kitchen, dining room and lounge to the ground floor. On the first floor are two bedrooms and the house bathroom.



Entrance Vestibule

Understairs cupboard. Radiator. UPVC front door.

Lounge 12'4" x 15'4" (3.776 x 4.682)

Radiator. Two UPVC double glazed windows to front elevation.

Dining Room 9'9" x 7'11" (2.997 x 2.417)

Open plan to lounge and breakfast kitchen. Radiator.

Breakfast Kitchen 8'7" x 14'0" (2.641 x 4.291)

Newly fitted kitchen with a range of wall and base units. Stainless steel single bowl sink. Eye level electric oven. Hob with stainless steel and glass cooker hood over. Integrated dishwasher. Designer radiator. UPVC double glazed door to rear garden.

Utility/Cloakroom 5'1" x 6'2" (1.560 x 1.896)

Stainless steel sink. Plumbing for washing machine. Boiler. WC.

Landing

Stairs from lounge. Cupboard.

Bedroom One 12'0" x 8'8" (3.666 x 2.667)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'1" x 8'2" (3.384 x 2.493)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'9" plus recess x 6'3" max (2.074 plus recess x 1.916 max)

Cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Newly fitted bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Fully tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

Garage

Detached single garage with up and over door.

Parking

Driveway with parking for three/four cars.

Front Garden

Low maintenance shingle garden.

Rear Garden

An enclosed artificial lawn and patio garden.

EPC

EPC Rating C

Council Tax Band B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is

[///cans.fingernails.stale](http://cans.fingernails.stale)

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