



Lentilfield Street, Ovenden, HX3 5PT
£160,000

E&H Edkins Holmes
ESTATE AGENTS

Much-Loved Five-Bedroom Family Home – Lentilfield Street, Ovenden

Coming to the market for the first time since 1966, this much-loved five-bedroom terraced home offers a rare opportunity to purchase a spacious property full of potential. Retaining a wealth of original features and character, the home is now in need of modernisation, making it ideal for buyers keen to update and personalise.

Set across three generous floors, the property includes two reception rooms, providing flexible and practical living space for families.

The low-maintenance garden features a mix of decking, patio, and well-kept flowerbeds, while a private garage offers valuable off-street parking or additional storage.

Situated on a well-regarded street in Ovenden, the property benefits from good local amenities, schools, and transport links.



Ground Floor:

Entrance Hall

Access to cellar. Radiator. Wooden door to front elevation.

Lounge 17'11" max x 13'9" (5.468 max x 4.203)

Electric fire. Original picture rail, coving and skirting. Wall mounted heater. Wooden double glazed windows to front and side elevations.

Second Reception Room 14'8" x 13'11" (4.484 x 4.248)

Gas fire. Radiator. Wooden double glazed windows to front and side elevations.

Kitchen 6'2" x 14'3" max (1.882 x 4.357 max)

Fitted kitchen with wall and base units. Asterite one and a half bowl sink. Plumbing for washing machine. Boiler. Door to rear elevation. Wooden double glazed window to rear elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor. Wall mounted heater. Wooden double glazed window to front elevation.

Bedroom One 14'11" x 11'2" to wardrobes (4.563 x 3.410 to wardrobes)

Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

Bedroom Two 9'7" x 12'11" (2.941 x 3.957)

Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

Bedroom Five 8'1" narrowing to 5'8" x 13'10" (2.476 narrowing to 1.736 x 4.220)

Radiator. Wooden double glazed window to side elevation.

Bathroom

Wash hand basin. Bath with shower over. Radiator. Wooden double glazed window to rear elevation.

Separate W.C.

Low flush W.C. Wooden double glazed window to rear elevation.

Second Floor:

Landing

Wall mounted heater. Skylight.

Bedroom Three 17'6" x 13'9" (5.337 x 4.197)

Feature fireplace. Fitted wardrobes. Wall mounted heater. Two wooden double glazed windows to elevation.

Bedroom Four 13'0" x 13'11" (3.968 x 4.255)

Velux window.

Single Garage

Inward opening doors

Garden

Enclosed, low maintenance patio and decking garden with flowerbeds.

Council Tax Band

A

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:
took.activism.issue

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we

provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







