Sugdens
Sales & Lettings

Ovenden Wood Road, Halifax,

£229,950

** 55 Ovenden Wood Road, HX2 0TQ ** We are acting in the sale of the above property and have received an offer of £235,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place **

* END TOWN HOUSE * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS *

* SOUGHT AFTER LOCATION * EXCELLENT COMMUTER LINKS * GARDEN * DRIVE * GARAGE *

Located in the highly sought after residential area of Fountainhead village, is this four bedroom end town house.

The property is situated close to a range of amenities such as well regarded local schools, shops and excellent commuter routes to regional towns and cities.

Briefly comprising entrance hallway, bedroom, office, shower room and utility room. There is a first floor lounge and dining kitchen. To the second floor there are three further bedrooms (master bedroom having an en-suite shower room) and house bathroom.

To the outside there are gardens to the rear, together with a driveway leading to a single garage.

Entrance Hall

Bedroom Three
9'8" x 12'4" (2.95m x 3.76m)
With fitted wardrobes and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Three piece suite comprising shower cubicle, low suite wc and wash basin.

Office
9'3" x 11'6" (2.82m x 3.51m)
With French doors to rear.

Utility
7'6" x 6'6" (2.29m x 1.98m)
With wall and base units.

First Floor

Dining Kitchen
16'2" x 11'1" (4.93m x 3.38m)
With a range of fitted wall and base units incorporating sink unit, double glazed window and Juliet style balcony.

Lounge
17'4" x 16'2" (5.28m x 4.93m)
With French doors to Juliet style balcony.

Second Floor

Bedroom Four
7'7" x 7'3" (2.31m x 2.21m)
With double glazed window.

Bedroom Two
8'7" x 11'5" (2.62m x 3.48m)
With double glazed window.

Bedroom One
11'9" x 9' (3.58m x 2.74m)
With double glazed window. En Suite Shower Room;

En Suite Suite
Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, double glazed window.

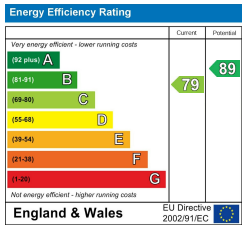
Bathroom
Comprising panelled bath, low suite wc, pedestal wash basin.

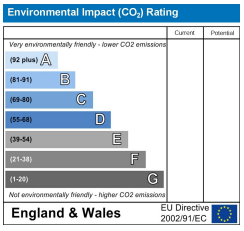
Exterior
To the outside there is a lawned garden to the rear, together with a driveway leading to a single garage.

Directions
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Windy Bank Ln, continue onto Brow Ln, turn right onto Holdsworth Rd, turn left onto Shay Ln, turn right towards Ovenden Rd/A629, right at the 1st cross street onto Ovenden Rd/A629, turn left onto Nursery Ln, at the roundabout take the 1st exit onto Cousin Ln, at the roundabout, take the 1st exit onto Denfield Ln, continue straight onto Lane Ends, left onto Long Ln, sharp right onto Wood Ln, turn right onto Ovenden Wood Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
D/ Calderdale





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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