

MARSH & MARSH PROPERTIES

121 Ovenden Road, Halifax, HX3 5SA

£100,000



This two bedroomed, end of terrace, property is ripe for anyone looking for something with a large amount of potential. Offered at a realistic asking price and with the added benefit of NO CHAIN, this is the perfect property for any first time buyer, property investor or landlord looking for a hidden gem. This property features a lofty location, raised away from the roadside, with a charming frontage owing to the front gardens. To the rear of the property is a large and spacious, albeit untamed, garden that has the potential to be turned into something special and a real sun trap due to its south-west facing orientation. There is on street parking to the front elevation of the property. From the moment you arrive you will immediately notice the exciting opportunity this house presents.

Internally the property does require some modernisation, which presents the opportunity to not only put your own stamp onto the house but also potentially add value immediately. With its light and bright living room, surprisingly spacious breakfast kitchen, two good sized bedrooms (one with bulk head cupboard) and house bathroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is in a well-connected location, being just a quick four-minute drive from the centre of Halifax town that is certainly walkable. Halifax train station offers quick and easy access to the local areas in addition to the Grand Central train service to London. The house is also close to local good schools, both within easy walking distance. The property also benefits from the excellent local amenities.

Owing to the fantastic potential on offer with this property, all offered with the added benefit of NO CHAIN, an immediate appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

With a vinyl floor, single radiator, central light fitting and alarm control panel.

From the hallway a wooden door opens into the

LIVING ROOM



A light and bright living room that is bathed in natural light owing to the uPVC double glazed bay

windows to the front elevation. A gas fire, on a granite hearth and with wooden mantelpiece, offers the ideal central feature for the whole room. With a carpeted floor, television access point, central light fitting and double radiator.

From the living room a glass panel wooden door opens into the

BREAKFAST KITCHEN



A surprisingly spacious breakfast kitchen that offers a fantastic amount of work space, with solid wood work surfaces to three walls, all with over and under counter cupboards and drawers. The kitchen offers access to the side pathway via a wooden door. An under stairs cupboard offers additional storage space. The room is well illuminated via two sets of omni-directional ceiling spotlights in addition to two uPVC double glazed windows. With an integrated hob, integrated oven, stainless steel extractor hood, plumbing for a washing machine, space for a fridge/freezer, vinyl floor, double radiator and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and uPVC double glazed window to the side elevation.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. A bulk head cupboard also offers additional storage space. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

A good sized second bedroom that features a

carpeted floor, central light fitting, single radiator and uPVC double glazed window, to the rear elevation, overlooking the gardens.



BATHROOM



A well laid out house bathroom with its panel bath, over bath electric shower, glass splash guard, close coupled toilet, pedestal washbasin, vinyl floor, tiled walls, frosted uPVC double glazed window to the rear elevation, central light fitting and towel radiator.

GARDENS



To the front of the property is a low-maintenance pebbled garden with a further shrub garden to the front. The garden offers a charming reception to

the property and certainly enhances the kerb appeal.



To the rear of the property is a rather extensive garden. Requiring cutting back and taming to

return it to its former glory, there is a generous amount of space on offer. The garden is fenced to both sides and features a patio seating area to the edge of the property that leads into a lawned section to the far end.



PARKING

The property benefits from on-street parking.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///plus.blur.elbow](https://www.what3words.com/plus/blur/elbow)

Google Plus Code: P4RF+J35 Halifax

For sat nav users the postcode is: HX3 5SA

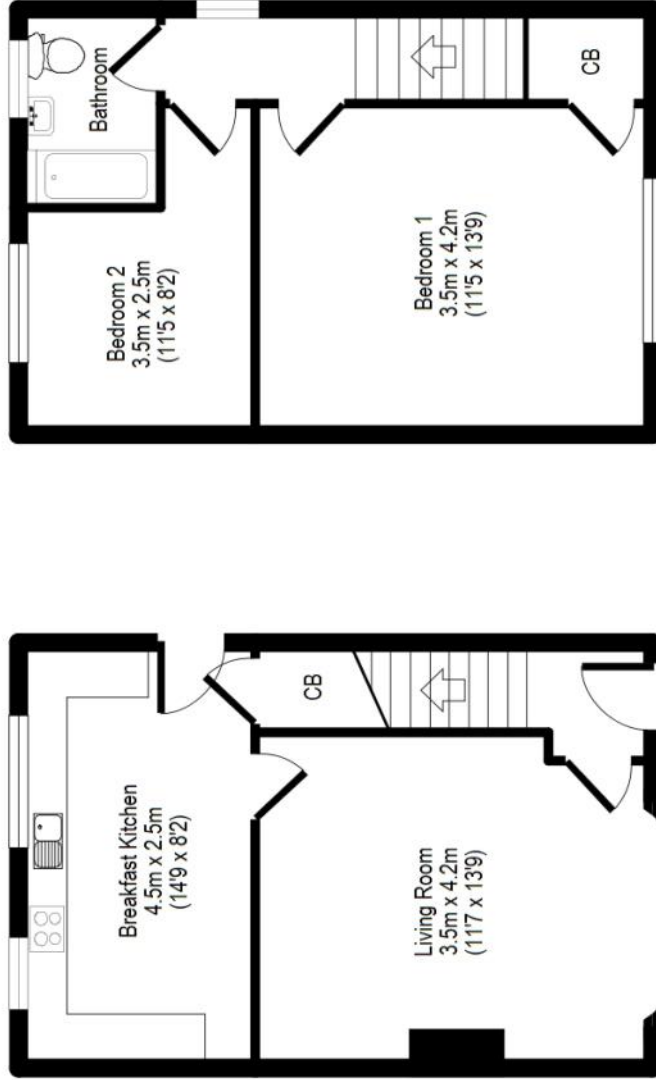
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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121 Ovenden Road, Halifax, HX3 5SA



First Floor

Ground Floor

61 sq. m / 660 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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