

Peter David

Properties Ltd

Residential Sales and Lettings



Whitegate North, Ogden

£150,000





Welcome to this charming character cottage located in this semi rural location in Ogden, Halifax. This delightful semi-detached house offers a perfect blend of countryside living with the convenience of being just a short drive away from the bustling town.

As you step inside, you are greeted by a spacious reception room, ideal for relaxing with a cup of tea while enjoying the far-reaching views of the surrounding countryside. The property boasts two double bedrooms, providing ample space for a growing family or guests.

Although in need of modernisation, this property presents a fantastic opportunity for those looking to put their own stamp on a home. The asking price reflects this, offering great value for those willing to invest in creating their dream living space.

Situated in a semi-rural location, you can enjoy the tranquillity of the countryside while still being within easy reach of local amenities and schools. Whether you're looking for a peaceful retreat or a place to call home, this character cottage has the potential to be transformed into a beautiful residence.

Book a viewing today and envision the possibilities that this property holds for you.

- SEMI DETACHED CHARACTER COTTAGE
- FAR REACHING VIEWS ACROSS THE VALLEY
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE / DINING ROOM
- IN NEED OF MODERNISATION REFLECTED IN THE ASKING PRICE
- GAS CENTRAL HEATING + DOUBLE GLAZING
- COUNCIL TAX BAND B
- EPC BAND D

Accommodation

Entrance vestibule

Lounge / Dining

15'10" x 23'11" (4.85 x 7.30)

Kitchen

5'10" x 7'11" (1.80 x 2.42)

Downstairs bathroom

4'1" x 8'10" (1.27 x 2.70)

First floor

Double bedroom

16'5" x 14'3" (5.02 x 4.35)

Double bedroom

12'8" x 8'4" (3.87 x 2.55)

W/C

3'9" x 6'11" (1.15 x 2.12)

Lower ground floor

Cellar

16'3" x 14'9" (4.97 x 4.50)

With separate self contained access. Potential development.

External

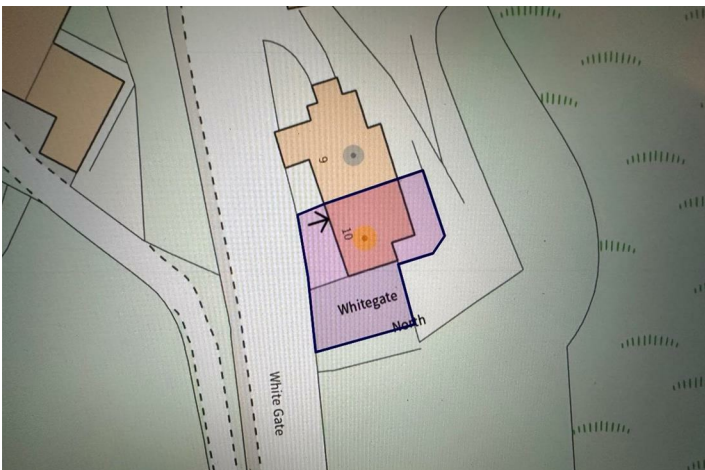
To the front is a stone flagged patio with a wrap around parcel of land to the side and rear of the property.

Directions

Please use the postcode HX2 8XJ for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



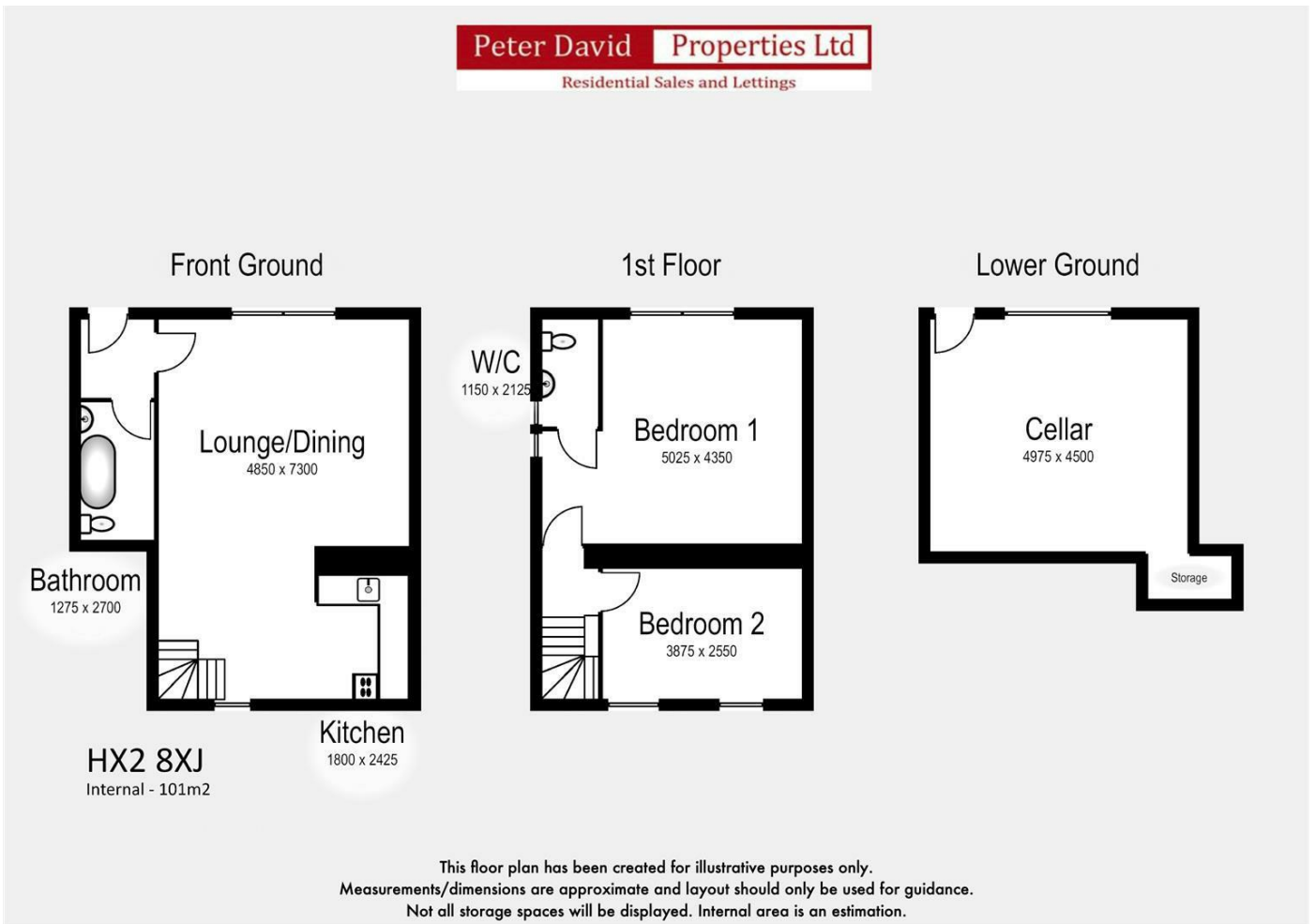
Hybrid Map



Terrain Map



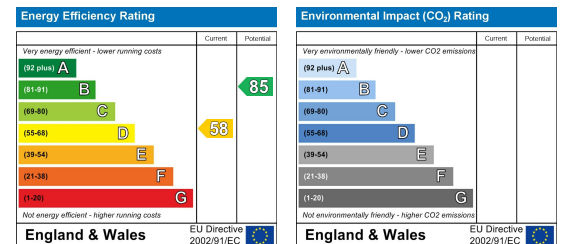
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk