



## 1 Crossley Terrace South, Ovenden, Halifax, West Yorkshire, HX3 6RT Asking Price £175,000

HAMILTON BOWER are pleased to offer FOR SALE this FOUR BEDROOM END-TERRACE FAMILY HOME located in Ovenden, Halifax - HX3. With four double bedrooms, a converted cellar (pool room), and within close proximity to local schools, we expect this property to be popular with families looking for a home in the local area. Internally comprising; lounge, kitchen/dining room, two first floor double bedrooms, bathroom, two second floor double bedrooms, converted cellar (currently used as a pool room). Externally the property has a garden to the front, and patio area with pergola and hot tub (included in sale), and finally a detached single garage located over the road. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !



## GROUND FLOOR

### Lounge



Spacious lounge with dual-aspect windows and a view to the front/side of the property. The lounge centres around an electric fireplace and has room for a large suite as seen.

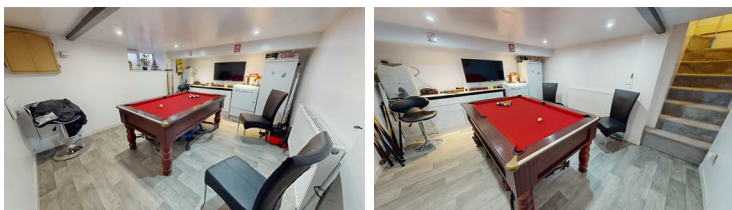
### Kitchen/Dining Room



Open-plan kitchen/dining room with a view to the garden and access to the first floor and cellar. With a good range of matching grey units with complementary white worktops. Appliances include - electric hob, overhead extractor, oven/grill, fridge/freezer, sink with drainer, dishwasher. Space and plumbing for a washing machine.

## LOWER FLOOR

### Cellar (Pool Room)



Cellar converted into a pool room with access via the kitchen. The room has central heating, laminate flooring, a window to side and a range of units with worktops.

## FIRST FLOOR

## Master Bedroom



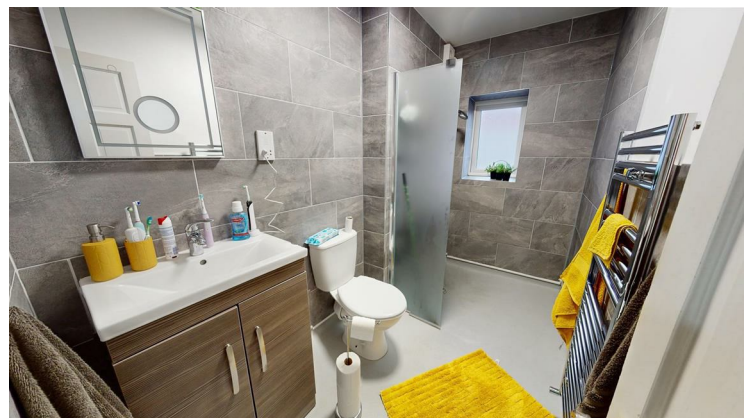
Good-sized master bedroom with a view to the front of the property. Offering space for a large bed, wardrobes and dressing furniture.

## Bedroom



Second double bedroom, with a view to the front of the property. Offering space for a double bed and wardrobes as seen.

## Bathroom



Recently fitted house bathroom with wet-room style. With a wc, wash basin, towel rail, and walk-in style shower.

## SECOND FLOOR



## Bedroom



Third double bedroom, sitting on the second floor with dormer windows.  
Offering space for a double bed and wardrobes.

## Bedroom

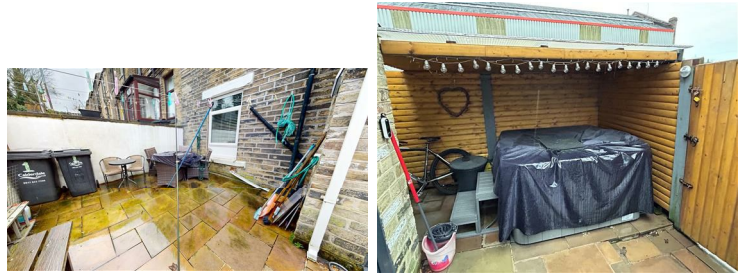


Fourth bedroom, a further double bedroom with velux window and space for wardrobes.

## EXTERNAL



## Garden



Garden to the front of the property with gated entrance and boundary walls/fencing.  
With a patio area ideal for a table with chairs, and a pergola with hot-tub to the side (included within sale).

## Garage

Detached single garage located over the road offering parking/storage (please see when viewing).

