





# 7 Providence Row, Ovenden, Halifax, HX2 8AZ Offers Over £80,000

\*\*\*TWO BEDROOMS\*\*\*MID COTTAGE\*\*\*CLOSE TO AMENITIES\*\*\*CLOSE TO HALIFAX TOWN CENTRE\*\*\*

HAMILTON BOWER are pleased to offer FOR SALE this well presented TWO BEDROOM through by light cottage in a popular residential location. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance, open plan lounge and kitchen, two first floor bedrooms and a house bathroom. The property benefits from gas central heating and double glazing.



EPC RATING - D

COUNCIL TAX BAND - A

## **GROUND FLOOR**

## **ENTRANCE**

## LOUNGE/KITCHEN

Spacious open plan living with a kitchen area to the rear aspect. The room has three double glazed windows which give a light feel. There are exposed beams to the ceiling, a central heating radiator, feature panelling and a stylish electric fire. The kitchen area is fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap.

#### CELLAR

Useful storage space.

#### **FIRST FLOOR**

## LANDING

Central heating radiator, double glazed window and loft access.

#### BEDROOM

Double bedroom to the front elevation with a double glazed window and a central heating radiator.

#### BEDROOM

A second bedroom, this one to the rear with a double glazed window and central heating radiator.

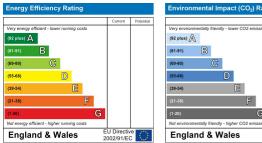
#### BATHROOM

Three piece bathroom suite in white with a bath, shower over, W.C and wash basin. Vinyl flooring, double glazed window and a central heating radiator.

#### **EXTERNAL**

External space to the front elevation providing parking.





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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