



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.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 