



**Cask Court, Ovenden Wood, Halifax HX2 0QS**

**welcome to**

**Cask Court, Ovenden Wood, Halifax**

Sold with no onward chain! One bedroom maisonette situated in the Fountain Head location of Halifax, Offers Over £100,000. Well-presented spacious living ready to move in to. Benefitting from allocated parking and storage space. Early viewings are recommended so contact us to view.



### **Lounge/Kitchen**

17' 6" x 14' 6" ( 5.33m x 4.42m )

With carpeted flooring, two gas central heating radiators and double glazed windows to the front & rear elevation. The fitted kitchen comprises of wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. With a breakfast bar and space for seating, oven & gas hob with extractor hood and the kitchen itself has vinyl flooring and is open plan with the lounge.

### **First Floor Landing**

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

### **Bedroom One**

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and provides ample space for free standing furniture.

### **Bathroom**

The bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has half tiled walls & vinyl flooring.



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## Cask Court, Ovenden Wood Halifax

- \*\*\*OFFERS OVER £100,000\*\*\*
- SOLD WITH NO ONWARD CHAIN
- WELL-PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114257 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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