





# welcome to

# **Nursery Avenue, Ovenden, Halifax**

\*OFFERS OVER £105,000\* For this extended semi-detached property offers family living accommodation and is situated in a cul-de-sac location off Nursery Lane in Ovenden. There is off road parking to the front and a garden area to the rear.













#### **Entrance Hall**

With front entrance door, radiator, stairs to first floor.

## **Through Lounge**

22' 4" max x 10' 11" max narrowing to 9' 4" min ( 6.81m max x 3.33m max narrowing to 2.84m min )

A through lounge/diner, double glazed windows to both the front and rear, gas fire, radiator.

#### **Breakfast Kitchen**

14' 2" x 8' 6" max narrowing to 8' 2" min (  $4.32m\ x\ 2.59m$  max narrowing to 2.49m min )

Kitchen with breakfast area, range of wall and base units, electric oven, gas hob, worktops, sink, double glazed window, rear door.

### **First Floor**

Landing

#### **Bedroom 1**

15' 10" x 12' max into bay (  $4.83 \,\mathrm{m}\,\mathrm{x}$  3.66m max into bay ) Double bedroom to the front with two double glazed windows, radiator.

#### **Bedroom 2**

10' 8"  $\max$  x 9' 6"  $\max$  ( 3.25m  $\max$  x 2.90m  $\max$  ) Bedroom to the rear with radiator, double glazed window.

#### **Bedroom 3**

8' 4" x 6' 6" ( 2.54m x 1.98m ) With radiator and double glazed windows.

## **Bathroom**

Comprising of a bath with shower over, w.c., wash basin, part tiled, towel radiator, double glazed window.

#### Outside

Block paved driveway to the front providing off road parking. Gravel garden to the rear.





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# **Nursery Avenue, Ovenden Halifax**

- Offers Over £105,000
- **Extended Property**
- Three Bedrooms
- Through Lounge
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers over

£105,000

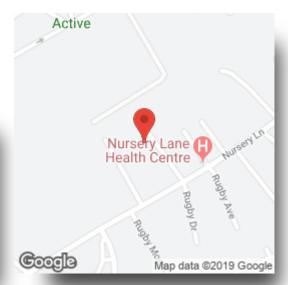
Proceed out of Halifax along the dual carriageway to Keighley Road. At the traffic lights with Nursery Lane turn left, proceed up this road where Nursery Avenue is a cul-de-sac located on your right handside.

directions to this property:









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX109409 - 0012 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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