

# WS

RESIDENTIAL



## 50 Ashfield Drive

Ovenden, Halifax, HX3 5PG

### £205,000 Freehold







Nestled in a sought-after residential area, this superb three bedroom detached house presents an ideal opportunity for those seeking a spacious family home. Boasting a versatile layout, the property has been extended to provide three reception rooms, perfect for modern living and entertaining guests. Additional features include gas central heating and uPVC double glazing, ensuring comfort and energy efficiency all year round. A stand-alone single garage provides convenient parking and storage options for the residents, further enhancing the appeal of this property as an inviting family home.

#### Location

Situated on a generous plot, the property is well positioned within the plot to create a sense of privacy and tranquillity. With good local schools, Ovenden is a popular residential area situated on the outskirts of Halifax town centre with easy access to all its shops and amenities including the bus and railway stations, and within easy reach of the M62 motorway network.

#### Accommodation

The entrance hall is accessed via uPVC and glazed door and leads into the generously proportioned lounge (4.88m x 4.01m) with a feature stone fireplace which curves around to create TV shelving surmounted by a wooded top with an inset gas fire. There is a large uPVC bay window giving lots of natural light into this room. A decorative stone arch leads into the sitting room (3.07m x 4.01m), a fantastic additional room, ideal for the larger family, which enjoys patio doors which overlook and lead out to the garden. A good sized dining room (3.18m x 2.74m) has two useful storage cupboards and gives access to the downstairs cloaks/WC, a more than useful addition to a family home offering a two piece white suite comprising: low flush WC, and wash hand basin to a vanity storage unit. This room is floor to ceiling tiled with a heated ladder style radiator and expel air extraction unit. There is a fully fitted kitchen (3.05m x 2.92m) with wall and base units in a light finish with complimentary work surfaces and tiled splash backs, incorporating an inset stainless steel sink and mixer tap. There is an eye level double oven, man made space for a microwave and a four ring gas hob with extractor hood above. Plumbing for an auto washer and additional space for either a dishwasher or tumble dryer. Large uPVC window and uPVC door overlook and give access into the rear garden.



Continuing up to the first floor, the landing gives access to the primary rooms on this floor and the loft area, and a uPVC window allows natural light to this area. A generously proportioned main bedroom (4.9m x 2.74m) enjoys a range of light coloured fitted furniture comprising of wardrobes, overhead storage cupboards and drawers. Bedroom 2 (3.15m x 2.95m) is again a generous double bedroom with fitted drawer units in a light colour. Set to the rear, the third bedroom is a single (3.318m x 1.83m) and enjoys fitted bedroom furniture comprising of wardrobe and drawer units. The modern bathroom offers a three piece suite that comprises of a walk-in shower with direct water mains supply, low flush WC, and wash hand basin set within a vanity unit with useful storage below. The room is tiled from floor to ceiling with a heated ladder style towel rail. There is a wall mounted bathroom cabinet with mirror frontage. Obscure uPVC window with a blind dressing.

Externally, the generous proportioned rear garden has been thoughtfully designed for low maintenance, featuring a variety of shrubs and plants that add a splash of colour and charm to the surroundings. To the front, array of rockery plants and shrubs adorn the garden, providing a natural backdrop that can be easily maintained with minimal effort. A large resin driveway leads to the garage and seamlessly integrates with the front garden area, creating a cohesive outdoor space that is both practical and aesthetically pleasing. The garage (17'6" x 8'11") benefits from an electric up/over door to the front along with a lockable side door.



Council tax band: B  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

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