



**WAINHOUSE**  
PROPERTIES



**31 OVENDEN WOOD ROAD**  
**HALIFAX**

**£365,000**  
**FREEHOLD**

Nestled in the charming Ovenden Wood Road, Fountainhead Village, this stunning detached house built in 2006 offers a perfect blend of modern living and tranquillity. Boasting four spacious double bedrooms and three bathrooms, this property is ideal for families seeking comfort and style. As you step inside, you are greeted by a reception room that exudes warmth and elegance, perfect for entertaining guests or simply unwinding after a long day. The high-quality fixtures and fittings throughout the house add a touch of luxury to everyday living. One of the highlights of this property is the south-facing garden and balcony, a sun-soaked haven where you can enjoy al fresco dining or simply bask in the sunshine. With parking space for up to four vehicles, you'll never have to worry about finding a spot for your car. Don't miss the opportunity to make this house your home and experience the best of both worlds - a peaceful retreat with easy access to all amenities. Book a viewing today 01422 652317



• DETACHED PROPERTY • FOUR DOUBLE BEDROOMS • LARGE KITCHEN DINER • SET OVER THREE FLOORS

### Entrance Hallway

With staircase to the first floor, radiator and door to:

### Study

having a double glazed window to the front and radiator.

### Utility/ Cloaks

Spacious room with WC, wash basin and radiator. Fitted wall and base units creating space for a dryer and plumbing for a washing machine. Frosted double glazed window to the side.

### Kitchen Diner

Fantastic space with a double glazed window to the dining area along with double patio doors leading out to the garden. The kitchen has fitted wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include a double oven, gas hob and extractor overhead. There is space for a free standing fridge freezer and space for a dishwasher.

### First Floor

Landing with staircase to the second floor, double glazed window to the front and UPVc door providing access to the balcony. Fitted storage cupboard, radiator and door to:

### Living Room

Substantial room with double glazed window to the front offering far reaching views. Central feature fireplace housing a gas fire, radiator and double French doors lead out to the balcony.

### Bedroom Three

With a double glazed window to the front, radiator, fitted wardrobe and door to:

### En-Suite

Comprising of WC, wash basin and corner shower cubical. Frosted double glazed window, part tiled walls and radiator.

### Second Floor

With loft access point

### Bedroom One

Double master bedroom with double glazed window to the front with incredible views. Two fitted wardrobes, radiator and door to:

### En-Suite

WC, wash basin and double shower cubical. Frosted double glazed window, radiator and part tiled walls.

### Bedroom Two

With two double glazed windows to the front, fitted wardrobe and radiator.

### Bedroom Four

With fitted wardrobes, double glazed window to the rear and radiator.

### Bathroom

Having a WC, wash basin and paneled bath with handheld shower attachment, part tiled walls, frosted double glazed window and radiator.

### External

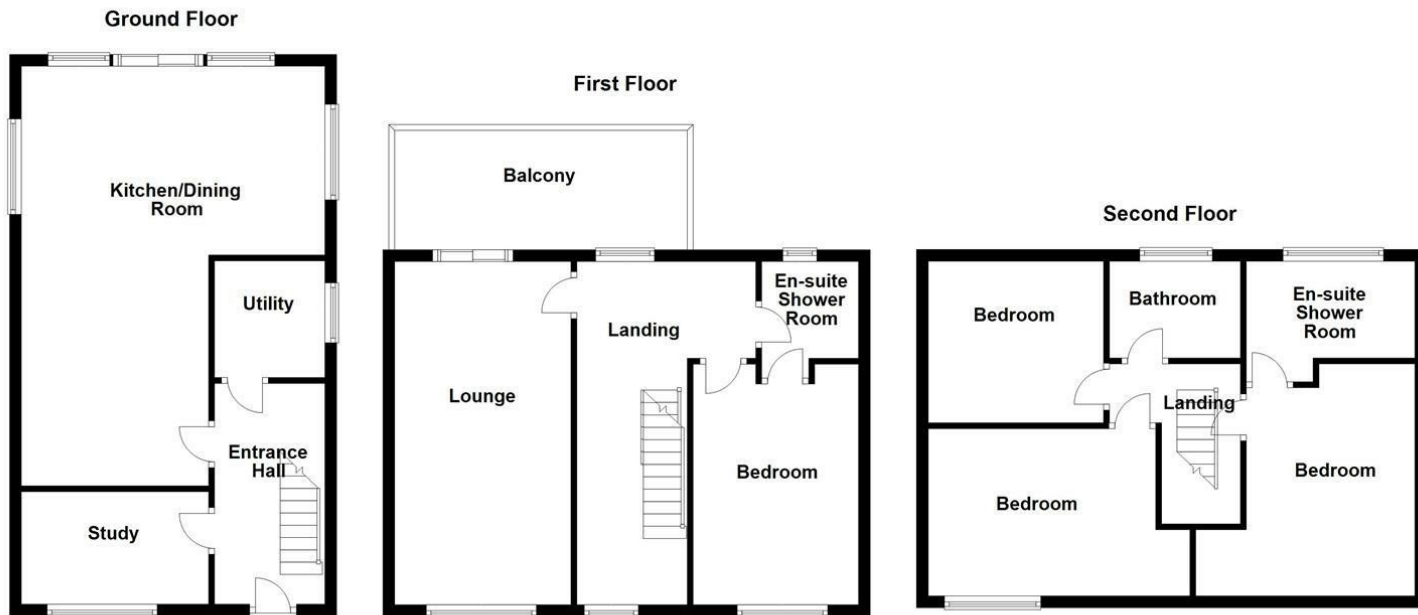
The property benefits from two allocated parking spaces across from the house with a further driveway to the side of the property which leads to a single detached garage. To the rear of the property there is a paved patio seating area, gated side access and lawn garden. The property also



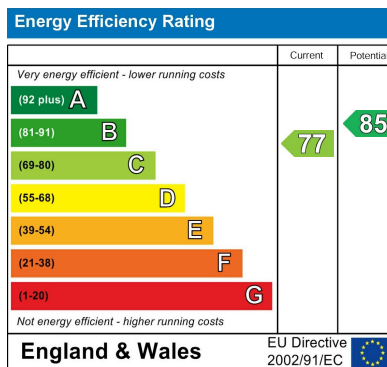
- HOUSE BATHROOM, TWO EN-SUITES AND CLOAKS • DETACHED SINGLE GARAGE • PARKING FOR 4 VEHICLES • SOUTH FACING GARDEN • COMPOSITE DECKED BALCONY

has a south facing, composite decked balcony which offers a private retreat and accessed from the first floor.





To be used as a guide for illustration purposes only.  
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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