



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 & 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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- ***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 - 0005

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.

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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