



**Ovenden Way, Halifax, HX3 5PF**

**welcome to**

**Ovenden Way, Halifax**

Great renovation project. Two bedroom mid-terrace property situated in the Ovenden location benefitting from front & rear gardens. Situated close to local amenities and schools. Viewing advised. Contact us now to book your viewing.



### **Lounge**

14' 1" x 11' 10" ( 4.29m x 3.61m )

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring.

### **Kitchen**

12' 1" x 8' 10" ( 3.68m x 2.69m )

With wall & base units, wood window to the rear elevation, ceiling light point and carpeted flooring.

### **Bedroom One**

14' 3" x 9' 6" ( 4.34m x 2.90m )

With a wood window to the front elevation, ceiling light point and carpeted flooring.

### **Bedroom Two**

11' 1" x 9' 11" ( 3.38m x 3.02m )

With carpeted flooring, ceiling light point and wood window to the rear elevation.

### **Bathroom**

The bathroom comprises of a low level wc, panelled bath, wash hand basin, wood window to the rear elevation and carpeted flooring.

### **Shower Room**

The shower room comprises of a low level wc, wash hand basin and shower. There is a wood window to the rear elevation and carpeted flooring.



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## Ovenden Way, Halifax

- OFFERS IN THE REGION OF £60,000
- RENOVATION PROJECT
- OVENDEN LOCATION
- VIEWING ADVISED
- TWO BEDROOM MID-TERRACE

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

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**£60,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115389 - 0002

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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