



Ovenden Way, Halifax, HX3 5PB

welcome to

Ovenden Way, Halifax

A three bedroom, located close to Halifax town centre close to shops and transport links. Benefiting from been well-presented throughout, this property would be ideal for growing families. We anticipate high demand, So call us now to book your viewing!



Entrance Hall

The entrance hall comprises of laminate flooring, gas central heating radiator.

Lounge

14' x 11' 11" (4.27m x 3.63m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Kitchen

17' 1" x 8' 7" (5.21m x 2.62m)

The kitchen comprises of laminate flooring, ceiling light points, plumbing for a washing machine, door leading to the rear, gas central heating radiator, UPVC double glazed windows to the rear.

Landing

The landing comprises of carpet flooring, gas central heating radiator, ceiling light point, hatch door leading to loft.

Bedroom One

10' 3" x 9' 6" (3.12m x 2.90m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Two

11' x 9' 5" (3.35m x 2.87m)

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear.

Bedroom Three

8' x 7' 6" (2.44m x 2.29m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling spotlights, wash hand basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the front.

Externally

Externally the property benefits from a lawned garden with a wooden gated entrance and to the rear there is new decking, enclosed fencing and a lawned garden.



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welcome to

Ovenden Way, Halifax

- THREE BEDROOM MID-TERRACED PROPERTY
- MARKETING AT OFFERS OVER £120,000
- RECENTLY RENOVATED
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114772 - 0003

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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