



**Denfield Crescent, Halifax HX3 5NQ**



**welcome to**

**Denfield Crescent, Halifax**

Sold with no onward chain is this two-bedroom semi-detached property situated in Ovenden, Price of offers £90,000 which could be of interest to the investor. The property does require some modernisation throughout. Benefitting from off street parking and front & rear gardens. Contact us now to view.



### Entrance Hall

Accessed through a UPVC door to the front elevation is the entrance hall with a gas central heating and floorboards.

### Lounge

14' 10" x 11' ( 4.52m x 3.35m )

Spacious lounge with a double-glazed window to the rear elevation, ceiling light point and gas central heating radiator. There is a fireplace & surrounding fireplace and the lounge itself has floor boards and provides space for free standing furniture.

### Kitchen

11' 1" x 8' 7" ( 3.38m x 2.62m )

Spacious fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless-steel sink & drainer with mixer tap. There is a double-glazed window to the front elevation, strip light and gas central heating radiator. With an oven, four ring gas hob with extractor over and the kitchen itself has vinyl flooring.

### Utility Room

8' 7" x 6' 8" ( 2.62m x 2.03m )

Handy & practical utility room with vinyl flooring, plumbing for a washing machine and a strip light. There is a UPVC door to the side elevation which provides access to the outside.

### First Floor Landing

With floorboards ceiling light point and a double-glazed window to the side elevation. The loft is also accessible from the first-floor landing.

### Bedroom One

18' max x 10' 2" ( 5.49m max x 3.10m )

Double bedroom with double glazed windows to the rear and side elevation, gas central heating radiator. The bedroom has floorboards and benefits from fitted wardrobes.

### Bedroom Two

10' 8" x 10' 2" ( 3.25m x 3.10m )

Bedroom two also a double bedroom with

floorboards, ceiling light point, gas central heating radiator and a double-glazed window to the front elevation. This bedroom also benefits from fitted wardrobes.

### Bathroom

The house bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with an electric 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 vinyl flooring.

### Externally

The front of the property has a driveway providing off street parking and there is a lawned garden. To the rear is a large lawned garden which is also fenced and would be great for enjoying the summer months.



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## Denfield Crescent, Halifax

- SOLD WITH NO ONWARD CHAIN
- OFFERING SPACIOUS LIVING ACCOMMODATION
- SITUATED CLOSE TO SCHOOLS & AMENITIES
- OF INTEREST TO THE INVESTOR
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114370 - 0003

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