



**41 VEGAL CRESCENT  
OVENDEN  
HALIFAX  
HX3 5PA**

Offers in the region of:  
**£120,000**



**Central House, Central Street,  
Halifax HX1 1HU  
Tel: (01422) 341411  
[www.redwoodsonline.co.uk](http://www.redwoodsonline.co.uk)**

## ATTENTION FIRST TIME BUYERS/INVESTORS

Offered for sale is this extremely well presented two bedroom inner town house situated in this popular residential location. The accommodation has the benefit of both gas central heating and upvc double glazing. Also briefly comprises: - Front entrance lobby, spacious lounge, breakfast kitchen, rear entrance porch, two double bedrooms and modern shower room. Large well-kept front garden and off road parking to the rear. Internal viewing is strongly recommended.

## ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### Front entrance lobby

With composite external door, double radiator and laminated flooring.

#### Spacious lounge

4.23 m (13'10) x 3.60 m (11'9)

With inset spotlights, radiator and television point.

#### Breakfast kitchen

4.52 m (14'9) x 2.13 m (6'11)

Part tiled, modern multi bowl sink unit with mixer tap, range of wall and base units with laminated work surfaces, integrated electric hob, fan assisted oven and extractor fan and plumbing for automatic washing machine. Space for fridge/freezer, breakfast bar, and wall mounted glow worm combination condensing boiler, inset spotlights and radiator.

#### Useful store under stairs

#### Rear entrance porch

With upvc external door and surround.

### FIRST FLOOR

#### Landing (loft access)

#### Front double bedroom/bedroom 1

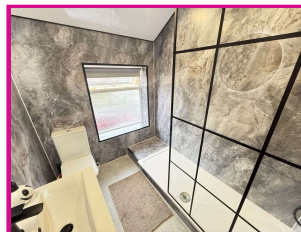
3.39 m (11'1) x 3.96 m (13'0) to wardrobe

With built in wardrobes, draw units, inset spotlights, single radiator and television point.

#### Rear double bedroom/bedroom 2

2.69 m (8'10) x 3.05 m (10'0)

With inset spotlights, single radiator and television point.



#### Shower room

With wet walling to all walls and three piece modern white suite incorporating large walk in double shower tray with glazed shower screen, mixer shower with oversized shower head, vanity wash hand basin and low flush wc, inset spotlights, illuminated bathroom mirror and heated towel radiator.

#### External

To the front of the property there is a large well-kept garden with artificial grassed area, large garden lawn with shrub, conifer and flowerbed borders. To the rear of the property there is off road parking for one car.

#### Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Council tax band for the property is band A. The Energy Efficiency rating for the property is Band C.

## Directions

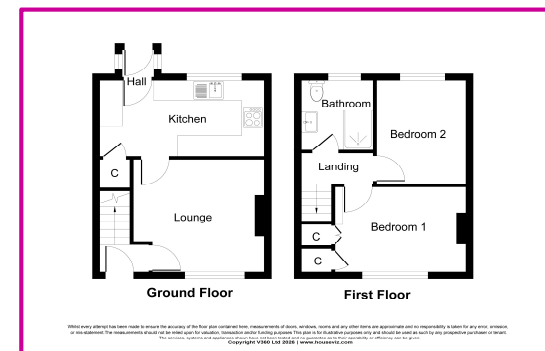
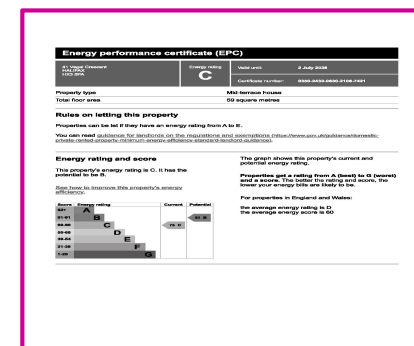
Please use the postcode of HX3 5PA. The property is number 41.

### Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### MONEY LAUNDERING REGULATIONS:

1. 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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property



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