



## Forest Villa, 93 Ovenden Road, Halifax, HX3 5RQ

£475,000

- IMPOSING SEMI-DETACHED PROPERTY
- SET ON A LARGE PLOT
- CHARACTER FEATURES THROUGHOUT
- DOUBLE GARAGE & OUTHOUSE/STORE
- 10 MINUTES TO HALIFAX TOWN CENTRE
- FOUR BEDROOMS & SELF CONTAINED GRANNY ANNEX
- OFFERING A GOOD DEGREE OF PRIVACY
- GATED DRIVE WITH AMPLE PARKING
- POPULAR LOCATION
- A SUBSTANTIAL & IMPRESSIVE FAMILY HOME



# 93 Ovenden Road, Halifax HX3 5RQ

**\*\* IMPOSING PERIOD SEMI-DETACHED PROPERTY \*\* FOUR DOUBLE BEDROOMS PLUS SELF CONTAINED ANNEX \*\* SET ON A LARGE PLOT \*\*** This substantial stone built property in HX3 will appeal to a variety of purchasers, with accommodation set across three levels and enjoying, large well-kept gardens, a gated cobbled drive with parking for several cars and a double garage with remote control door. To the rear of the property is a large garden that has previously had planning permission approved for a detached new-build. To the lower ground floor is a self contained 'Granny flat' with a lounge, kitchen, bedroom and bathroom that could be ideal for a relative wishing to live independently or could provide a rental income. This impressive family home has been well cared for by the current owners and still has many of the original features intact, such as ornate plaster cornice, friezes, marble fireplace, high ceilings and a sweeping staircase leading to a large split-level landing. A most impressive property of grand proportions and with great entertaining space. Briefly comprising of: Ground Floor: Vestibule, Hall, Lounge, Dining Room, Dining Kitchen, WC, Utility Room. First Floor: a spacious Landing, four double Bedrooms and a large family Bathroom. Lower Ground Floor - Lounge, Kitchen, Bedroom, Bathroom & Cellar. Gardens, Double Garage, Off-road Parking & Store/Outhouse. Within Catchment for highly regarded local schools.



Council Tax Band: D



## GROUND FLOOR

### Front Entrance Porch

4'11" x 6'11"

Large arched windows to the front and side elevations, decorative plaster cornice and a door into the hall.

### Hallway

A spacious 'L' shaped hallway with decorative plaster cornice and archway, sweeping staircase with cast iron balustrade and a large arched window at the top of the stairs with stained glass. Doors off to all ground floor rooms and access to the lower ground floor.

### Living Room

18'5" x 16'2"

A grand reception room with floor-to-ceiling arched windows to the front elevation with the original windows shutters, enjoying views across the hillside opposite. Late Victorian rouge royal red marble fireplace and decorative plaster cornice.

### Dining Room

15'0" x 14'10"

Another sizeable reception room, again with arched windows to the front elevation enjoying the open aspect. Period style wrought-iron fireplace housing a living flame coal effect gas fire and the original plaster cornice.

### Dining Kitchen

16'0" x 13'6"

Fitted with a good range of base and wall units, laminated working surfaces and complimentary splash-back wall tiling. Integrated appliances include an electric oven and grill, Smeg electric hob with extractor above and a ceramic one and half bowl sink & drainer with mixer tap. Space for a large dining table, window to the rear and a door to the utility room.

### Utility Room

9'0" x 13'9"

Fitted with base and wall units, stainless steel sink & drainer, plumbing for a washing machine and space for a dryer. Central heating boiler, window to the side elevation and a door to the rear.

## WC

6'4" x 4'8"

Low flush WC with fitted unit incorporating a washbasin with storage below.

## FIRST FLOOR

### First Floor Landing

A large split-level landing with an open spindle balustrade and feature stained glass window. Doors off to the bedrooms & bathroom and a useful walk-in store room.

### Bedroom 1

15'0" x 14'10"

Wall-to-wall fitted wardrobes and two windows to the front elevation.

### Bedroom 2

10'3" x 12'11"

Window to the front elevation.

### Bedroom 3

13'2" x 16'2"

Stripped pine floor and two windows to the front elevation.

### Bedroom 4

12'9" x 13'6"

Sash window to the rear elevation and fitted storage cupboards.

### Store Room

6'11" x 4'7"

Fitted with open shelving.

## WC

4'7" x 4'0"

Separate, fully tiled WC with a window to the side elevation.

### House Bathroom

9'0" x 10'8"

A modern fully tiled family bathroom comprising of a large jacuzzi bath, walk-in rainfall shower with massage jets, feature marble washbasin with wall mounted waterfall tap. Two LED bathroom mirrors. central heating radiator & central heated towel rail.

## Garage

18'0 x 16'7

Detached double garage with power, light and remote control electric door.



## LOWER GROUND FLOOR

Self contained annex with external door.

### Cellar Area

Steps from the ground floor lead down to a cellar area with a 'coal hole' off and access to a store room / wine cellar and the living accommodation.

### Store Room / Wine Cellar

6'7" x 4'6"

Providing further storage.

### Annex Lounge

14'4" x 14'9"

Exposed beams, ceiling spotlights, fireplace with an electric fire and two windows to the front elevation.

### Annex Kitchen

4'7" x 19'2"

A galley kitchen with a good range of fitted base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, hob and extractor, stainless steel sink and drainer, and plumbing for a washing machine. Central heating boiler and an exterior door leading to the front elevation.

### Annex Bedroom

17'10" x 10'7"

A good-sized double bedroom with a range of fitted cabinetry, including wardrobes, drawers, cupboards and a walk-in wardrobe. Two windows to the front elevation.

### Annex Bathroom

9'1" x 4'8"

A fully tiled shower room featuring a walk-in shower area with seat, WC and washbasin unit with fitted storage. Ceiling spotlights and a heated towel rail.

### External

The property is accessed via double gates that lead to a cobbled driveway with parking for several cars. To the front is a lawn, flowerbeds, EV charge point and a good-sized stone store/outhouse. Lockable gates lead to the rear of the property, that features a large paved patio seating area, raised flower beds and steps up to a substantial sunny walled garden (approx 1/4 acre). The owner advises us that in the late 1990's planning permission was approved for one detached dwelling on the upper half of the garden that would have its own access from Athol Road.

### Solar Panels

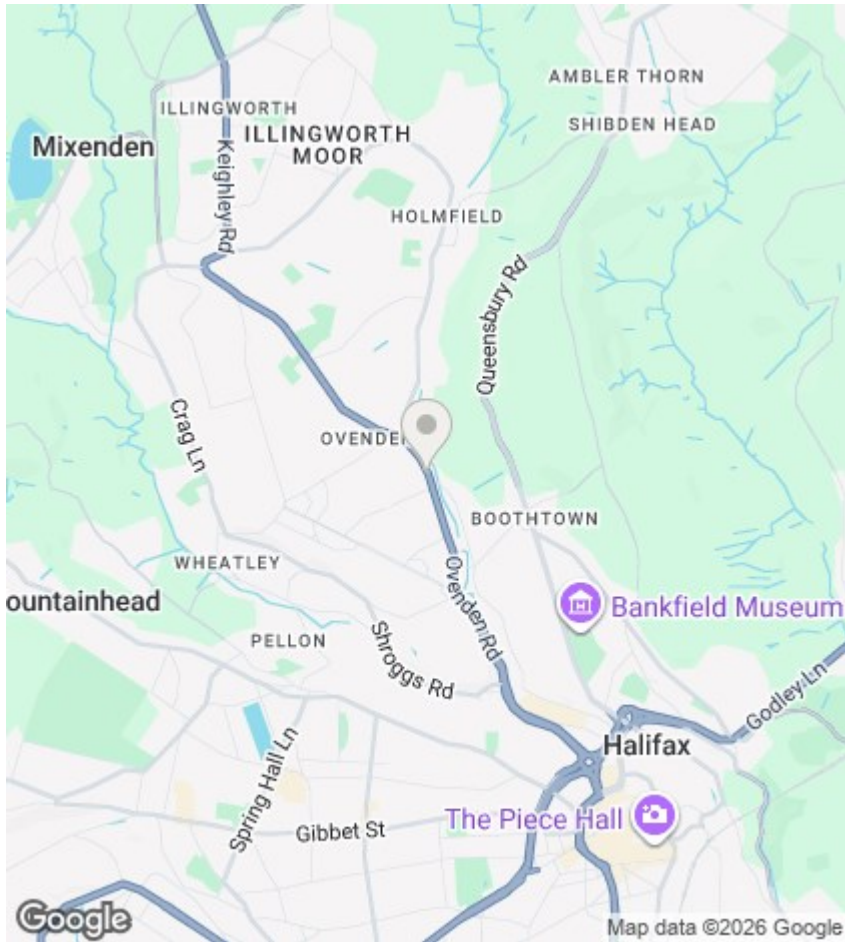
The property has solar panels and the owner advises us that this generates approx. £1500 a year until 2039.











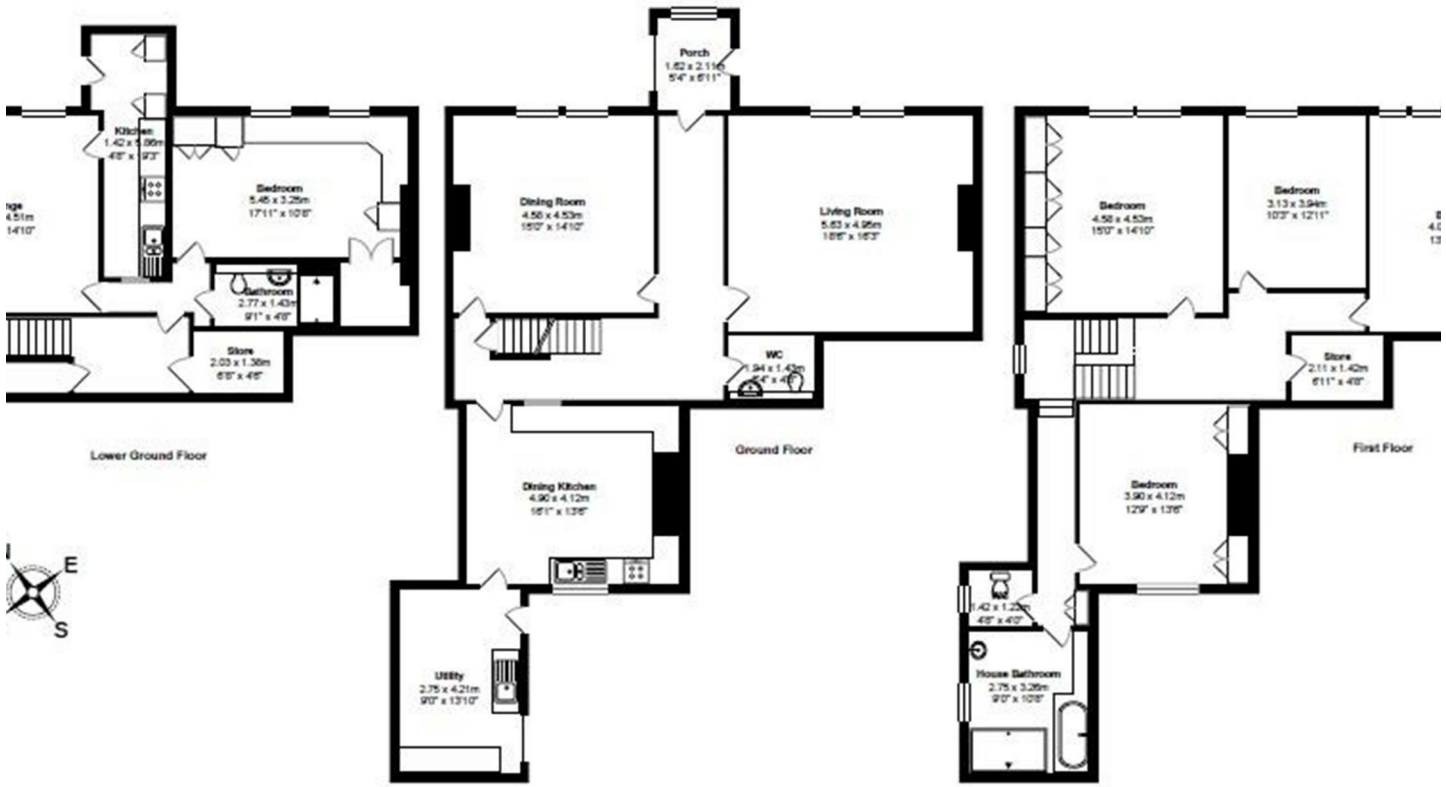
## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 287.5 m<sup>2</sup> ... 3095 sq ft  
All measurements are approximate and for display purposes only