



17 Sod House Green

Ovenden, Halifax, HX3 6QR

Guide Price £80,000 Freehold





Situated on Sod House Green in Ovenden, this stone built terrace house presents an excellent opportunity for those seeking a renovation project. The property features one reception room, one bedroom, and one bathroom, making it an ideal choice for individuals or couples looking to create their perfect home.

The cottage boasts a low maintenance garden that offers pleasant views, providing a pleasant outdoor space to enjoy. With no upper chain, uPVC double glazing and gas central heating throughout, this property is ready for a new owner to transform it into a delightful residence. Whether you are a first-time buyer or an investor, this one-bedroom blind back terrace cottage is a promising prospect in a desirable location.

Location

Sod House Green is a one way street between the junction of the A629 where Keighley Road meets Ovenden Road, and Shay Lane. There are many immediate local shops and amenities, including well regarded schools. Halifax town centre, with the Railway station, Bus station and many shops and leisure facilities, is just a short distance away.

Accommodation

A uPVC and glazed door opens directly into the open plan living kitchen with exposed beams to the ceiling, window to the front elevation and small useful understairs storage cupboard which house the electric meter and fuse box. The kitchen area provides a range of base, wall and drawer units with contrasting work surfaces which incorporate stainless steel sink with drainer and mixer tap. There is space for a freestanding gas cooker.

An enclosed staircase leads up to a spacious landing area with a fitted cupboard which houses the Ideal Logic gas boiler and provides storage space. There is a generous L-shaped double bedroom with window to the front elevation. The adjacent house bathroom features a white three-piece white suite comprising of wash hand basin, low flush WC and bath. With tiled splashback, central heating radiator and a window to the front elevation.

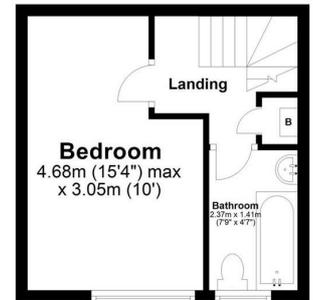
Externally to the front of the property is a low maintenance garden area with artificial grass with stone edged borders. There is a bedding area to the side of the pathway with boundaries being stone wall and and fenced with a timber gate. On street parking is available.



Ground Floor



First Floor



Total area: approx. 42.7 sq. metres (459.9 sq. feet)

Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.