



5 Earls Terrace

Ovenden, Halifax, HX3 5PU

Offers Around £150,000 Freehold





We are delighted to bring to market this stone built, semi-detached home in the popular area of Ovenden, close to highly regarded schools and within easy access to Halifax town centre. Offered with the added benefit of no upper chain, this lovely property boasts well presented, three bedroom accommodation set over three floors, including a modern bathroom with a four-piece suite, conservatory, gardens and driveway and would be an ideal purchase for a young family, first time buyers or investors.

Location

The property is set back from the main A629 Ovenden Road, in the popular residential area of Ovenden, and can be access on foot via a path from Lentilfield Street or by car via Friendly Fold Road. 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

An inviting entrance hallway features an open staircase to the first floor with timber spindle balustrade and useful understairs storage cupboard. The kitchen is set to the front of the property and benefits from a good range of base, wall and drawer units with contrasting worktops which incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and a four ring gas hob with extractor above. There is an integrated electric oven, space for a fridge freezer, plumbing for a washing machine, tiled splashbacks and the boiler is situated to the external wall. The lounge is set to the rear of the property with a window and double doors leading into the generous conservatory with French doors which lead out to the rear garden.

Continuing up to the first floor where there are two good sized bedrooms, one set to the front and one the rear. The house bathroom enjoys a modern white suite comprising: wash hand basin with mixer tap over, WC, bath with shower attachment and separate shower cubicle with rainfall shower head. With Metro style tiling, useful fitted wall cupboard, and extractor to the ceiling. From the landing, a further staircase leads up to the second floor which provides a generous double bedroom with two Velux windows.

Externally, at the front of the property is a driveway which currently provides a parking space and storage shed, however the shed could easily be removed to provide a second parking space if required. A fence encloses the front lawned garden with a central paved path and mature bushes to one side. The enclosed rear garden is predominantly lawn with a paved pathway and useful garden shed.



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

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