Peter David Properties Ltd

Residential Sales and Lettings

Ogden View Close, Illingworth

£225,000

2 1 1 A

Positioned on a quiet cul-de-sac at Ogden View Close, Halifax, this recently renovated semi-detached bungalow offers a perfect blend of modern comfort, efficiency and convenience. Benefitting from an air source heat pump and solar panels, the property is designed with energy-conscious living in mind.

This beautifully updated true bungalow features two well-proportioned bedrooms and a bright, open-plan living room and kitchen, creating a stylish and welcoming space for both everyday living and entertaining. A separate WC adds further practicality, enhancing the ease of single-level living.

Externally, the property continues to impress with attractive gardens, providing a peaceful outdoor retreat for relaxation or gardening. A driveway offers off-road parking, while a single detached garage provides additional storage or secure parking.

With an excellent EPC rating of band A, this home delivers outstanding energy efficiency and reduced running costs. Combined with its council tax band B classification, it represents a highly appealing and cost-effective option for buyers or renters alike.

In summary, this recently renovated bungalow on Ogden View Close presents a fantastic opportunity to acquire a stylish, low-maintenance home in a tranquil setting, complete with generous parking, outdoor space and eco-friendly features.

- SEMI DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- GARDENS TO BOTH THE FRONT AND REAR
- DRIVEWAY PROVIDES OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- SOLAR PANELS & AIR SOURCE HEAT PUMP FOR ENERGY SAVING
- EPC BAND A
- COUNCIL TAX BAND B

Accommodation

Entrance vestibule

Lounge/ Kitchen
18'0" x 20'0" (5.5 x 6.1)

Bedroom
9'0" x 12'1" (2.75 x 3.7)

Bedroom
9'0" x 9'2" (2.75 x 2.8)

Bathroom
6'6" x 7'2" (2 x 2.2)

Separate wc

External details
The property benefits from gardens to both the front and rear with a driveway to the side leading to the detached single garage

Directions
Please use the postcode HX2 9LY for sat nav directions

PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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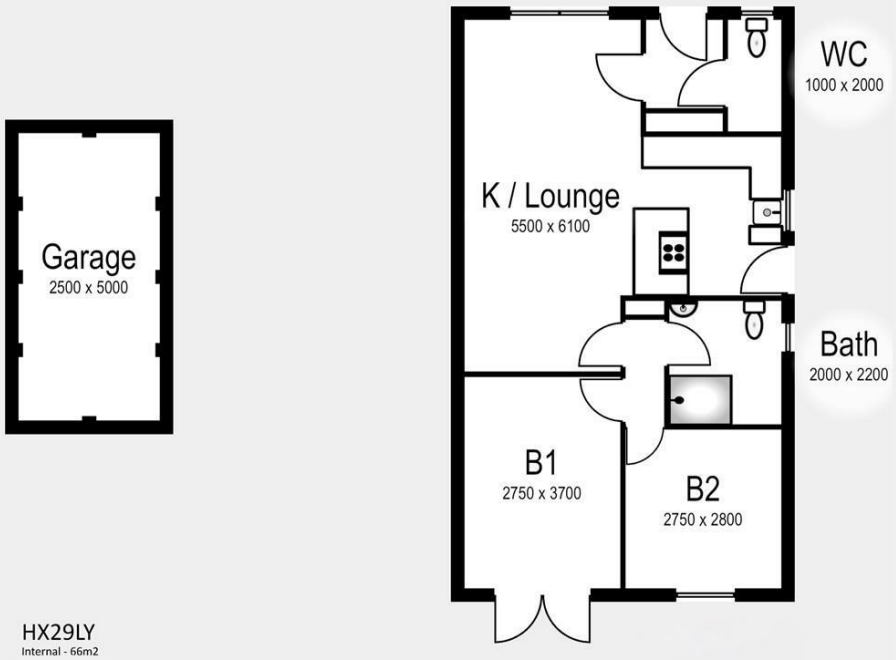


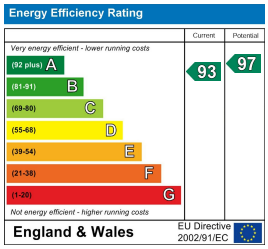
HX29LY
Internal - 66m2

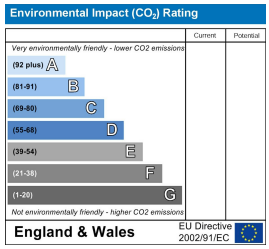
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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