

# Peter David

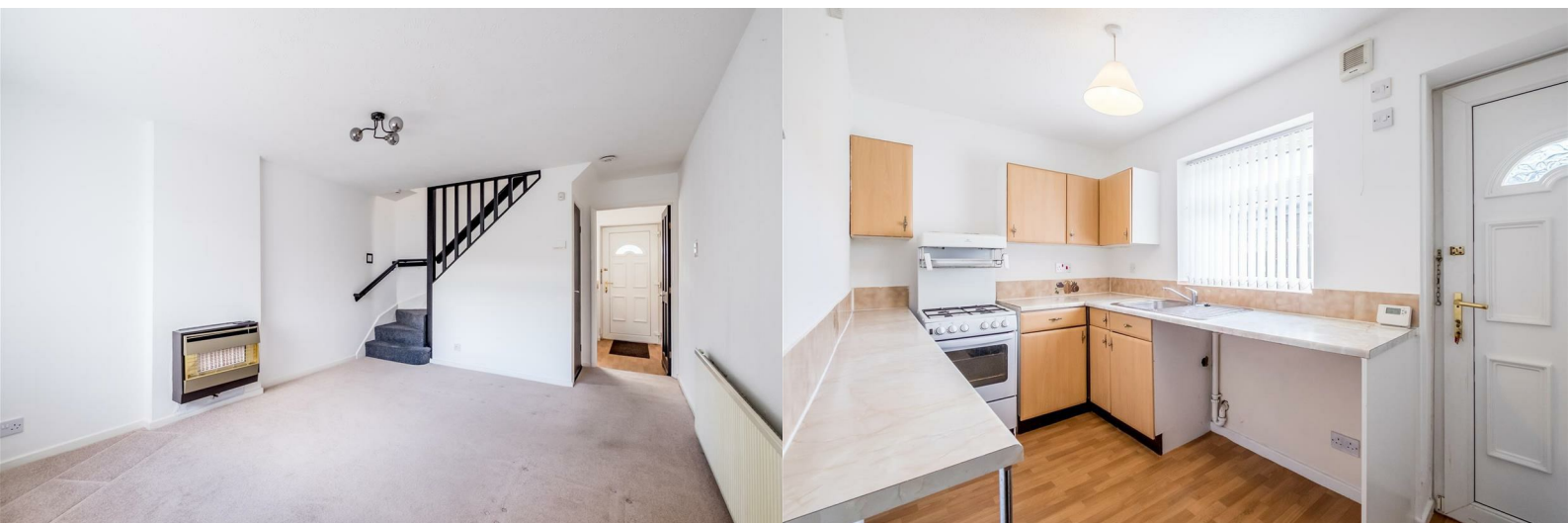
# Properties Ltd

Residential Sales and Lettings



**Fairclough Grove, Ovenden**

**Offers Over £90,000**



# 7 Fairclough Grove

## Ovenden, Halifax, HX3 5SH



IDEAL FIRST TIME BUYER HOME. Well presented TWO BEDROOM MODERN SEMI DETACHED HOME available now with gardens front and rear. This property, located in a quiet cul de sac in Ovenden near Nursery Lane Medical Centre is 5 minutes drive to Halifax, good bus links & local amenities close by. To be sold with the benefit of NO UPWARD CHAIN.

This house comprises of a spacious lounge with feature fireplace, modern fitted kitchen, under stairs storage, a staircase leads to the two bedrooms and a bathroom with 3 piece white bathroom suite. Gas central heating throughout and PVCu double glazing. Security alarm system.

Externally there are gardens to the front and rear with a driveway down the side of the property providing off road parking. The property is conveniently located for easy access to Halifax and all the facilities and amenities the town has to offer.

### Accommodation

#### Entrance vestibule

Step into the entrance vestibule via the front PVCu glazed door. Double glazed window and central heating radiator.

#### Living room

11'7" x 16'7" (3.55 x 5.07)

Wall mounted gas fire creates a focal point to the living room. Double glazed window and central heating radiator. Open staircase gives access to the first floor. Under stairs store cupboard. Door leads to:

#### Kitchen

11'7" x 6'6" (3.55 x 2.00)

A modern fitted kitchen with a range of matching wall and base units. Complementary work surfaces with an inset stainless steel sink and mixer tap. Space for a gas oven. Space and plumbing for an automatic washing machine. Space for an under counter fridge freezer. Extractor fan. Double glazed window and central heating radiator. PCVu external door gives access to the rear garden.

#### First floor

#### Bedroom

11'7" x 9'10" (3.55 x 3.00)

Double glazed window and central heating radiator.



## Bedroom

11'7" x 6'6" (3.55 x 2.00)

Built in cupboard housing the gas boiler. Double glazed window and central heating radiator.

## Family bathroom

The family bathroom is a part tiled room with a three piece white suite comprising of a wash basin with pedestal and mirror over, bath with shower fitting and a low flush wc. Store cupboard. Central heating radiator.

## External details

Externally there are gardens to the front and rear with a driveway down the side of the property providing off road parking.

## Directions

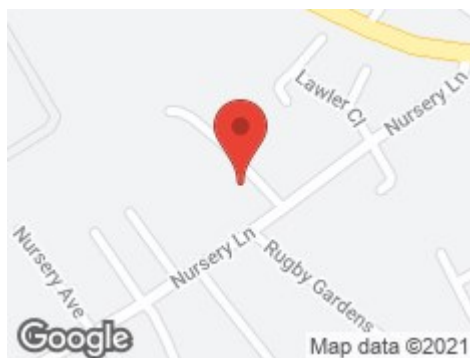
Please use the postcode HX3 5SH for sat nav directions

## 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



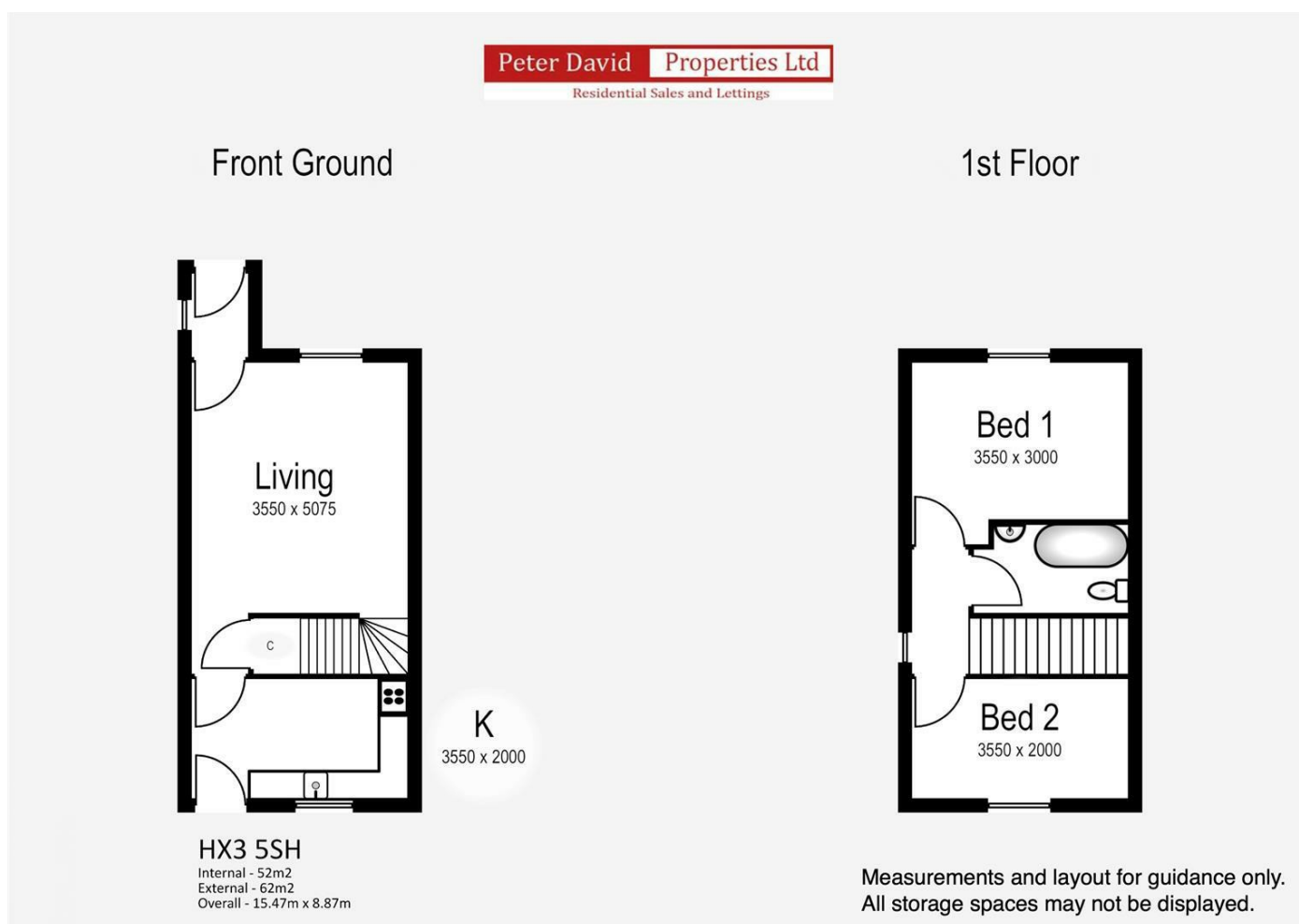
## Hybrid Map



## Terrain Map



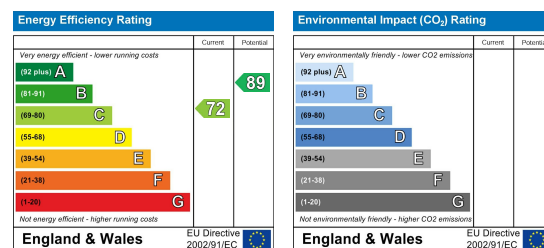
## Floor Plan



## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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