



2 Ovenden Close, Ovenden, Halifax, HX3 5ES

£125,000

bramleys



Occupying a generous corner plot with enclosed gardens to three sides, this well-presented two-bedroom end townhouse offers spacious accommodation ideal for first-time buyers, young families and downsizers alike. The property benefits from a modern dining kitchen, spacious lounge, two double bedrooms and a generous family bathroom, together with extensive outdoor space including a substantial side lawn providing excellent space for children to play and outdoor entertaining. Conveniently positioned for local amenities, schools and transport links.



## GROUND FLOOR:

### Dining Kitchen

15'9 x 9'5 (4.80m x 2.87m)

Accessed via a uPVC external door to the side of the property, the dining kitchen is fitted with a range of matching wall and base units with complementary work surfaces incorporating a stainless steel sink with side drainer and mixer tap. There is a gas cooker point, plumbing for an automatic washing machine and space for a fridge freezer. The room also houses the wall mounted central heating boiler and benefits from two uPVC double glazed windows to the side and rear elevations, together with a further external door providing direct access to the rear garden. A useful understairs storage cupboard provides additional storage space.

### Lounge

12'11 x 12'9 (3.94m x 3.89m)

A spacious reception room positioned to the front of the property, featuring a uPVC double glazed window, central heating radiator and an electric fire set within a granite hearth and back panel with timber surround, creating an attractive focal point.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, loft access point and doors leading to the first floor accommodation.

### Master Bedroom

12'11" extending to 15'11" x 9'11" max (3.94m extending to 4.85m x 3.02m max)

A particularly generous double bedroom situated to the front of the property, enjoying a uPVC double glazed window and central heating radiator.

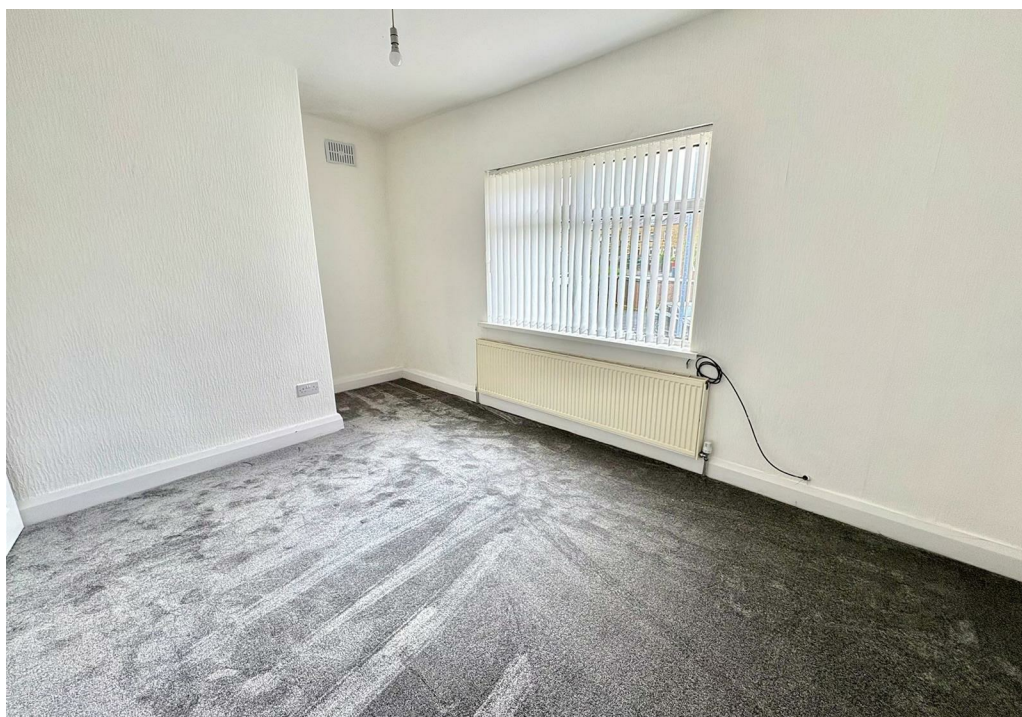
### Bedroom 2

12'11" x 8'10" (3.94m x 2.69m)

A further good sized double bedroom positioned to the rear of the property with uPVC double glazed window and central heating radiator.

### Bathroom

A spacious family bathroom fitted with a three piece white suite comprising low flush WC, pedestal wash hand basin and P-shaped panelled bath with shower over. The room also benefits from a central heating radiator and uPVC double glazed window.



### OUTSIDE:

The property occupies a particularly generous corner plot with enclosed gardens extending to three sides, offering excellent outdoor space for families. To the front, there is a low-maintenance paved garden area, while the side garden is predominantly laid to lawn and provides a substantial area for children to play, outdoor entertaining, or potential future landscaping. The rear garden is also enclosed, creating a safe and private outdoor environment. A gated access path leads to the side entrance door and around the property.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via Keighley Road (A629) in the direction of Ovenden, proceed straight ahead at the first set of traffic lights and at the second set turn left into Ovenden Way. Take an immediate left hand turn onto Wheatley Lane, then take a right onto Rushworth Street which then becomes Ovenden Close. The property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band A

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

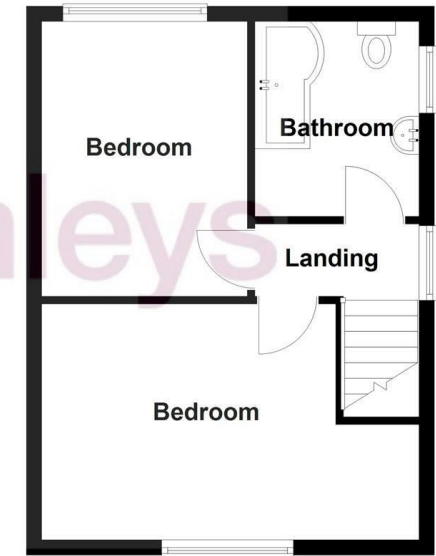
### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	

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