



4 Ovenden Close, Halifax, HX3 5ES  
Offers Over £95,000

**bramleys**



This spacious two-bedroom mid-terrace property is situated in the popular area of Halifax and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The property provides generous living accommodation throughout, offering well-proportioned rooms and plenty of natural light. To the ground floor, there is a spacious living area and a fitted kitchen, while the first floor hosts two good-sized bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, providing outdoor space perfect for relaxing or entertaining.

Conveniently located close to Halifax town centre, the property is within easy reach of a range of local amenities, well-regarded schools, and transport links, making it an excellent choice for those seeking both comfort and convenience.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.



## GROUND FLOOR:

### Entrance Hall

Entry is gained through an external door into the entrance hall, which provides access to the living room and a staircase rising to the first-floor landing.

### Living Room

11'11 x 14' (3.63m x 4.27m)

A spacious room having a uPVC double glazed window to the front elevation.

### Kitchen

12' x 8'5 (3.66m x 2.57m)

Benefitting from a range of wall, drawer and base units with laminate work surfaces over, a stainless steel sink and drainer unit with tiling to the splashbacks. There is a central heating radiator, a uPVC double glazed window to the rear elevation, herringbone style flooring, a useful understairs storage cupboard, and access to a pantry.

### Pantry

A useful room which houses the boiler, and has a window to the rear elevation.



## FIRST FLOOR:

### Landing

Having access to the loft via a loft hatch.

### Bedroom

14' max x 9'7 (4.27m max x 2.92m)

A good sized double bedroom having a central heating radiator and a window to the front elevation.

### Bedroom

10'11 x 9'5

A double bedroom having a central heating radiator and a window to the rear elevation.

### Bathroom

7'11 x 7'4 (2.41m x 2.24m)

A three piece suite comprising of a low flush w.c, wash hand basin and a panelled bath with showerhead attachment. There is tiling to the full ceiling height, a central heating radiator and a window to the rear elevation.





### OUTSIDE:

Front external: to the front of the property, there is a flagged pathway leading to the front door and a low maintenance lawned garden with part fenced part shrub boundaries.

Rear external: to the rear of the property, there is a flagged patio area, ideal for alfresco dining, a garden laid predominantly to lawn and a Keter shed.

### 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:

TBC

### COUNCIL TAX BAND:

Band tbc

### 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.**

### 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.



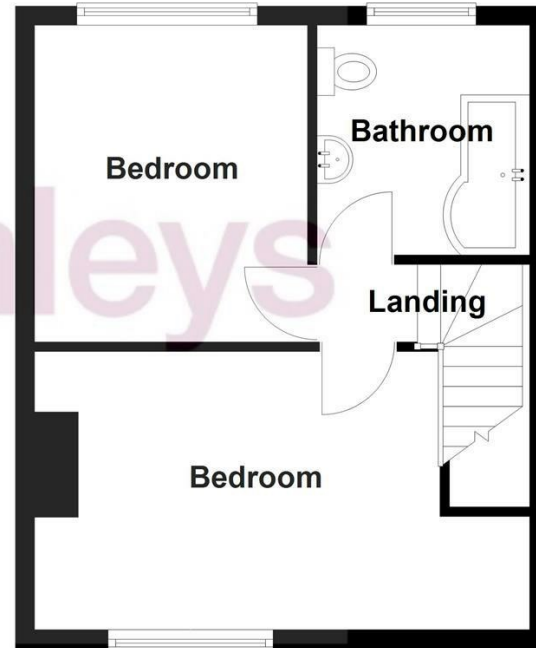


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

### Ground Floor



### First Floor

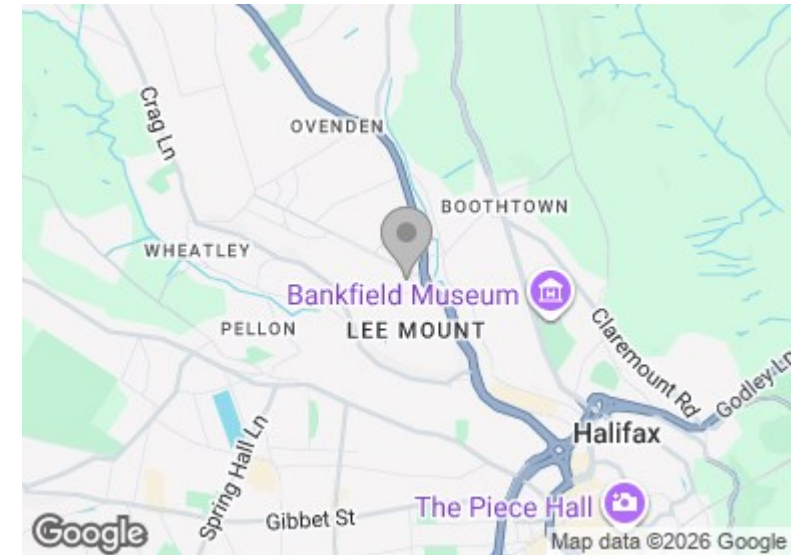


NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

#### 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



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