

MARSH & MARSH PROPERTIES

121 Ovenden Road, Halifax, HX3 5SA

£165,000



Having undergone a full renovation both externally and internally, this two bedroomed end-of-terrace property offers a fantastic opportunity for any first time buyer or professional couple looking for that special something. Benefitting from a lofty vantage point, benefitting from picturesque valley views to the front elevation. To the front elevation is a charming shrub garden and wood chip/bark garden that offers a charming reception to the property. To the rear is a beautifully presented and fully landscaped lawned garden that extends down to a pebbled area. A wooden pagoda covers a patio seating area, the ideal location to sit back with a glass of wine or have a barbeque. The property benefits from private driveway parking to the rear elevation.

Internally you won't fail to appreciate the love, care and attention that has gone into making this property what it is. If you are looking for a home that is in a ready to move in condition with no work required, this will certainly be the property for you. With its welcoming living room (featuring wood burning stove), beautifully finished and newly installed kitchen, two double bedrooms and a house bathroom. The property also benefits from a boarded loft storage space.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is in a well-connected location, being just a quick four-minute drive from the centre of Halifax town that is certainly walkable. Halifax train station offers quick and easy access to the local areas in addition to the Grand Central train service to London. The house is also close to local good schools, both within easy walking distance. The property also benefits from the excellent local amenities.

Owing to the fantastic finish of the property, its lofty vantage point and the stunning rear garden, an appointment to view is certainly essential in order to fully appreciate this beautiful home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

With a carpeted floor, single radiator and central light fitting.

From the hallway a solid wood door opens into the

LIVING ROOM



A beautifully presented, light and bright living

room that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation featuring high quality wooden shutters. A premium wood burning stove, sat on a granite hearth and with wooden mantelpiece, offers the ideal central feature for the whole room as well as an additional heating source, perfect for the colder months. The room offers ample space for a three piece suite along with additional furniture. With a carpeted floor, television access point, central light fitting and double radiator.



From the living room a solid wood door opens into the

BREAKFAST KITCHEN



A beautifully presented and finished kitchen that has been newly installed to create the ideal work space. Wooden work surfaces, to two sides, all with under counter cupboards and drawers offers ample work space. The kitchen offers access to the side pathway via a composite door. An under stairs cupboard offers additional storage space. The room is well illuminated via a set of feature central suspended light fittings, in addition to two uPVC double glazed windows offering natural light. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine,

space for a fridge/freezer, vinyl floor, double radiator and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and uPVC double glazed window to the side elevation.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. A bulk head cupboard also offers

additional storage space. With a carpeted floor, central light fitting, double radiator, wooden wall panelling and uPVC double glazed window to the front elevation that also features high quality wooden shutters.



BEDROOM 2



A good sized second bedroom that features a carpeted floor, central light fitting, single radiator and uPVC double glazed window, to the rear elevation, overlooking the gardens.

BATHROOM



A well laid out house bathroom with its panel bath, over bath electric shower, close coupled toilet, pedestal washbasin, vinyl floor, tiled walls, frosted uPVC double glazed window to the rear elevation, central light fitting and towel radiator.

GARDENS



To the front of the property is a low-maintenance pebbled garden with a further shrub garden to the front and an enclosed wood bark garden planter

section. The garden offers a charming reception to the property and certainly enhances the kerb appeal.



To the rear of the property is a rather extensive garden that has been beautifully landscaped and renovated into a truly stunning space. To the edge of the property is a raised flagged patio seating space that has a wooden pagoda to one side creating the ideal place to sit out and relax or to have a barbeque. From the edge of the patio is a lawned section that leads down to a pebbled garden to the far end of the garden. A fully enclosed space that offers the ideal place for children and pets to play in a secure setting.

PARKING



The property benefits from a pebbled private driveway to the rear with gated access from the garden.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///plus.blur.elbow](#)

Google Plus Code: P4RF+J35 Halifax

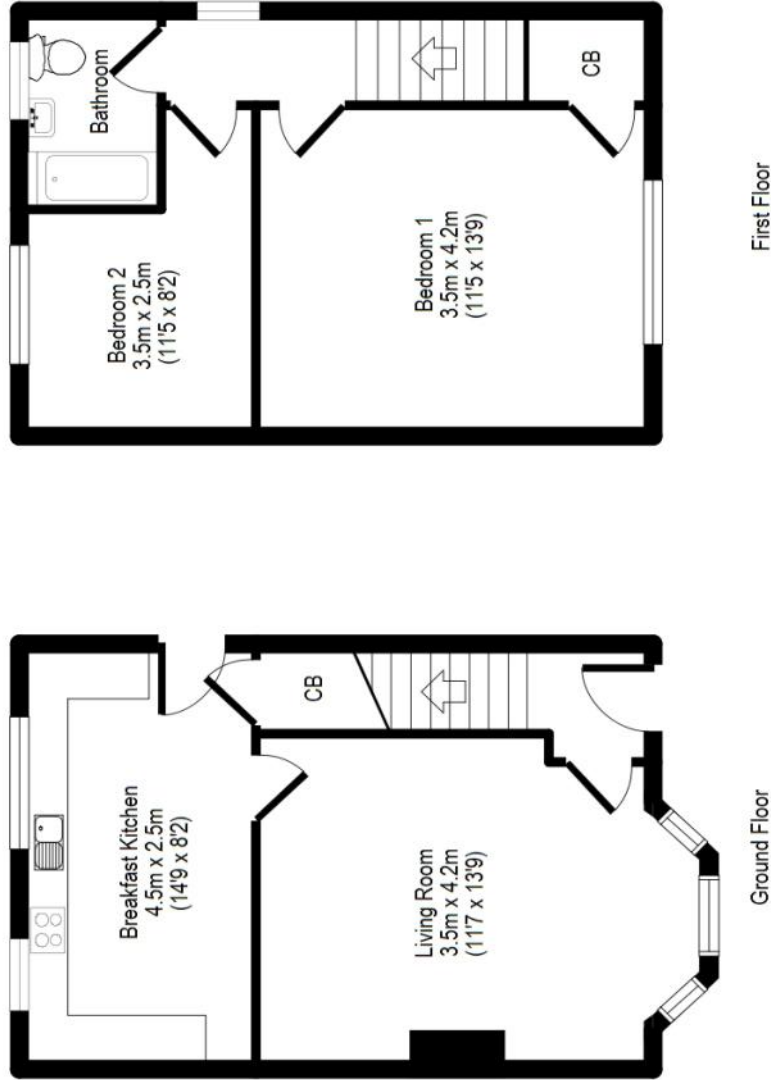
For sat nav users the postcode is: HX3 5SA

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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61 sq. m / 660 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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