

Peter David

Properties Ltd

Residential Sales and Lettings



Laurel Crescent, Ovenden, Club Lane

£110,000





Situated in the popular residential area of Laurel Crescent, Ovenden, Halifax, this two-bedroom terraced property presents an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises a well-proportioned reception room, providing a comfortable and versatile living space, alongside two well-sized bedrooms and a conveniently located bathroom.

Externally, the property benefits from an enclosed garden, offering a pleasant outdoor space to relax and enjoy, together with the added advantage of a detached garage, providing useful storage or secure parking potential.

Ideally positioned within reach of a range of local amenities, shops and nearby parks, the property enjoys a convenient location suited to a variety of buyers.

Early viewing is highly recommended to fully appreciate the potential and appeal this property has to offer. An ideal purchase for those seeking a home in the Halifax area or an addition to an investment portfolio.

- Two-bedroom terraced property
- Popular residential location in Laurel Crescent, Ovenden, Halifax
- Well-proportioned reception room
- Enclosed rear garden and detached garage
- Ideal opportunity for first-time buyers and investors
- Council tax band - A
- EPC rating - D

Directions

Please use post code HX2 8DF for sat nav directions

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the

identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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

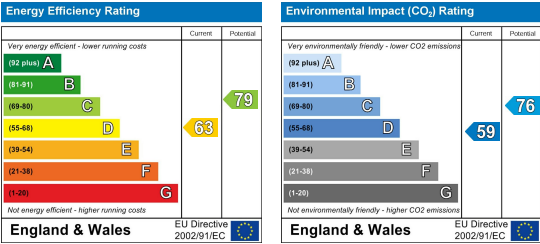


Floor Plan

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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