



**37 NURSERY LANE
OVENDEN
HALIFAX
HX3 5SW**

Are you looking for a good sized 3 bedroom family home? Would you like family gardens and ample car parking space? Do you need access into town, to the great local schools or to shops and amenities? This three bedroomed stone built end terraced home is positioned on bus routes, the bus stop being just a few metres away, with access into Halifax and to Morrisons and the well regarded local schools. The side garden is a great feature of this property, the corner plot creating lots of space, along with the driveway which provides parking space for two or three cars. Recently refurbished and redecorated, the house boasts a delightful kitchen, well stocked with integrated appliances, whilst the bathroom enjoys a large shower cubicle in addition to the usual three-piece suite. An ideal home for a young family, and a viewing is highly recommended.

£125,000

Property Information

Tenure: Freehold
Council Tax Band: A
Energy Rating: D

Accommodation

ENTRANCE LOBBY

LOUNGE

5.29 x 3.93 (17'4" x 12'11")

A dual aspect room with uPVC double glazed windows looking out of the front and side gardens.



DINING KITCHEN

5.29 x 3.22 narrowing to 2.32 (17'4" x 10'7" narrowing to 7'7")

Fitted with a range of base and wall units with matching drawers and complementing worksurfaces, incorporating a stainless steel sink unit with mixer tap and integrated appliances including four ring gas hob, electric oven and canopy hood, fridge, freezer and dishwasher. There is ample room for a dining table and two uPVC double glazed windows look out to the rear of the property.



STAIRS and LANDING

With loft access.

BEDROOM ONE

3.93 x 3.30 (12'11" x 10'10")

A dual aspect room with uPVC double glazed windows to the front and side, the side enjoying far-reaching views over the side garden across to the hills beyond.



BEDROOM TWO

3.24 x 2.33 widening to 3.26 (10'8" x 7'8" widening to 10'8")

With useful storage cupboard over the staircase. The uPVC double glazed window to the rear has far reaching views beyond the adjacent houses.



BEDROOM THREE

2.86 x 1.93 (9'5" x 6'4")

With uPVC double glazed window overlooking the green area to the front of the property and the front garden.



BATHROOM

Fitted with a four piece white suite comprising low-level WC, pedestal wash basin, panelled bath and large shower cubicle, all to part tiled walls, tiled floor and with a ladder style chrome heated towel rail.



OUTSIDE

The property sits to a good sized corner plot, with gardens to the front and side, the side garden being of a particularly good size and a little more private. To the rear of the property is a driveway which provides parking for 2 to 3 cars.



DIRECTIONS

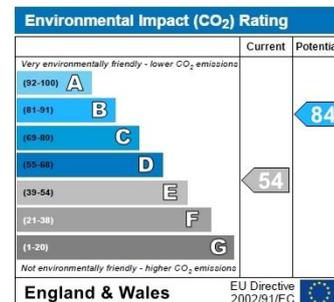
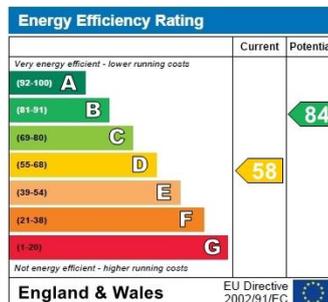
From Halifax town centre proceed along Cow Green and Broad Street, taking the second turning at the Orange Street roundabout along Keighley Road. Proceed for approximately two miles, and upon reaching the traffic lights turn left into Nursery Lane and number 37 can be found after a short distance on the left hand side. Postcode: HX3 5SF.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

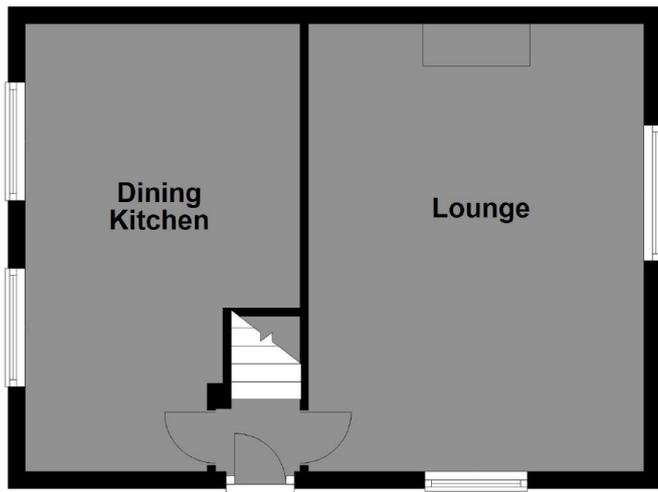
(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

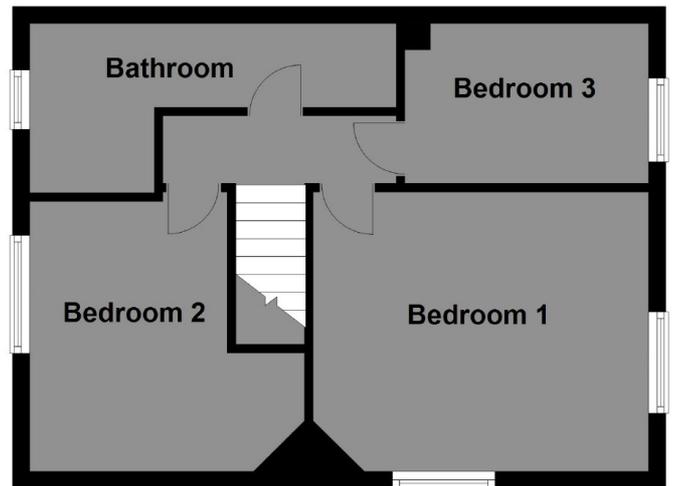


37 NURSERY LANE, OVENDEN, HALIFAX, HX3 5SW

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.