



**8 OVERDALE MOUNT
SOWERBY BRIDGE
HALIFAX
HX6 2SZ**

****Wonderful refurbishment project** **Three good sized bedrooms, two to the ground floor** **Large gardens, long driveway and garage** **Ample room for extension and conservatory** **Cul-de-sac position****

Are you looking for a bungalow but want to put your own stamp on it? This could be just the property you're looking for. Positioned to a cul-de-sac of bungalows within this highly desirable residential location is this semi-detached bungalow which has a traditional two bedroomed layout plus a third bedroom and dressing room to the first floor. Other bungalows on the street have dormers which take in those views and giving an example of what you might do with the property, but with gardens this size you could extend at the rear and reconfigure the accommodation without losing too much, though planning consent may be required as well as building regulations approval. The property is in need to refurbishment, but has gas central heating and double glazed windows. So, would you re-plan the whole property or simply update it? Whatever your requirements this is one not to be missed.

OFFERS IN EXCESS OF £150,000

ENTRANCE HALL

With fitted cupboards.

LOUNGE

4.51 x 3.50 (14'10" x 11'6")

Fitted with a tiled fire surround and hearth, housing an electric fire.



KITCHEN

2.85 x 2.77 (9'4" x 9'1")

Fitted with older base and wall cupboards, drawers and work surfaces to half tiled walls and with a useful pantry cupboard.



BEDROOM ONE

3.62 x 3.52 (11'11" x 11'7")

With useful fitted cupboard.



BEDROOM TWO

2.74 x 2.32 (9'0" x 7'7")



SHOWER ROOM

Fitted with a three piece suite of low level WC, wash basin and shower cubicle to tiled walls.



STAIRS and LANDING

With eaves access for boarded storage facilities.

BEDROOM THREE

4.23 x 3.22 (13'11" x 10'7")

Together with the dressing room this would make a really nice master suite. There is a window set to the gable wall.



DRESSING ROOM

3.05 x 2.02 (10'0" x 6'8")

With borrowed light window leading to bedroom three.



OUTSIDE

The property is positioned to a cul-de-sac of bungalows, though several have dormers fitted and now take advantage of the far reaching views. Gardens are much larger than one would expect, both to the front and to the rear, creating plenty of space for extension and/or conservatory, subject to any required consents. A driveway runs down the side of the property, creating parking for several cars in tandem, and it leads to a detached garage.



FURTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

DIRECTIONS

From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. At the traffic lights take the A58 and continue for approx 1 mile. Turn right onto Willow Hall Lane, and right again into Bairstow Lane. Turn right into Overdale Mount and number 8 is on the left hand side towards the top of the Cul de Sac. Postcode: HX6 2SZ.

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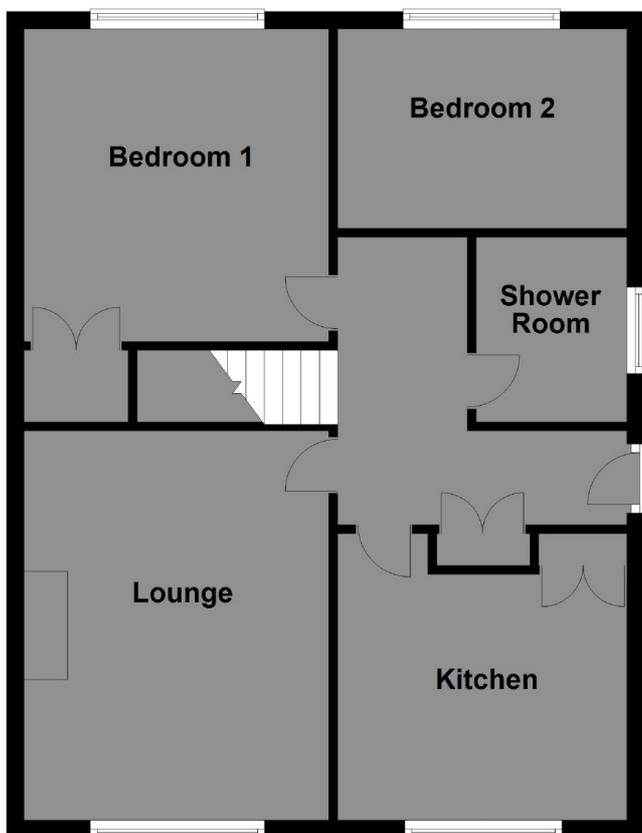
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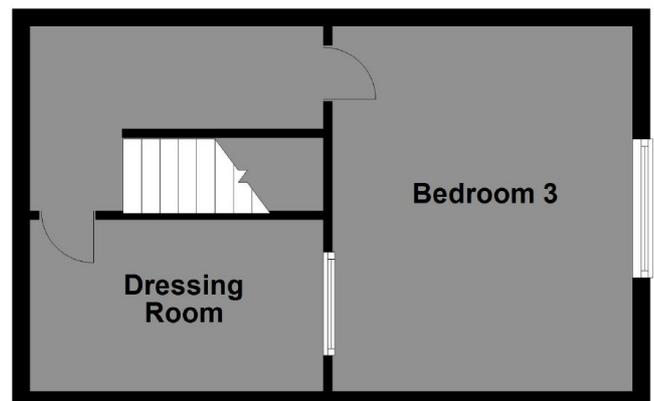
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Ground Floor



First Floor



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