



**5 & 6 CAUSEWAYFOOT  
OGDEN  
HALIFAX  
HX2 8XX**

Looking for a large family home? Or do you need extra ground floor rooms for a semi-dependent relative? Do you have older children who need their own space? Are you working from home and want to keep your work away from your home life? Or would you like to generate an income from having tenants or lodgers? With incredible versatility and flexibility, this could be the perfect solution whatever your needs. The semi-detached property is a little piece of local history, and has the character to back that up. It's been used in a variety of ways, and we're sure you'll find that it can fit whatever you need it to be. Currently used as two interconnecting houses, it would take very little to fully convert into one family home. The Sitting Room and the Dining Room, for example, are separated by a simple stud partition which would easily come down, and it would be so simple to remove the first floor landing connecting doors. Rooms are a great size, there is enough parking for three or four cars and the gardens and Summerhouse take great advantage of the far reaching views over the fields. Whatever your needs, come and see what this property offers; we're sure you won't be disappointed.

**OFFERS IN EXCESS OF £300,000**

## ENTRANCE PORCH

## LOUNGE

4.46 x 4.58 (14'8" x 15'0")

Measurement includes porch. Please see floor plan. A wonderful lounge with a traditional stone fireplace which houses a multifuel burning stove.



## SITTING ROOM

3.16 x 2.51 (10'4" x 8'3")

The room angles at one corner. Please see floor plan. A lovely room with a feature oval window.



## HOME OFFICE/SNUG/BEDROOM

2.66 x 2.46 (8'9" x 8'1")

A versatile room which could be used for a variety of purposes. A sleeping gallery is accessed via a ladder and there is a wash basin and WC.



## KITCHEN

4.00 x 3.24 (13'1" x 10'8")

This delightful kitchen is fitted with an extensive range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds and with concealed work top lighting. Integrated appliances include a fridge freezer and a washing machine and there is a freestanding gas range to an extractor canopy, as well as an inbuilt sink unit with mixer tap.



## CELLARS

A tanked cellar, accessed from the kitchen, which has a pump to remove spring water.

## BREAKFAST KITCHEN 2

4.54 x 4.07 (14'11" x 13'4")

A good sized kitchen which is fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, and incorporating a sink unit with mixer tap as well as a four ring ceramic hob, electric oven and canopy hood.



## REAR PORCH

A good sized entrance porch, useful for coats, boots etc.

## DINING ROOM

4.81 x 3.17 (15'9" x 10'5")



## FIRST FLOOR LANDING

Approached from two staircases with an interconnecting door.

## BEDROOM ONE

4.46 x 3.99 (14'8" x 13'1")

A good sized bedroom with fitted wardrobes, and with a traditional panelled ceiling.



## BATHROOM

Appointed with a low level WC, a wash basin set into a vanity unit, a shower enclosure and a roll top claw foot bath which is set to a slightly raised bathing platform with floor and ceiling starlight effect lighting. There is a useful heated towel rail.



## BEDROOM TWO

4.81 X 3.17 (15'9" X 10'5")

The room angles at one corner. Please see the floor plan.

Another good sized bedroom with fitted wardrobe cupboards.



## BEDROOM THREE

4.28 x 3.57 (14'1" x 11'9")

Yet another great sized bedroom with plenty of room for furniture. The dual aspect provides views to the side and to the rear, and the panelled ceiling and open stone walling add some real character.



## BATHROOM 2

A large bathroom fitted with a low level WC, a wash basin and a corner bath which has a mixer tap leading to a shower attachment. Walls are majority tiled and there is a useful heated towel rail.



## ATTIC ROOM

A useful attic room which could be used as an office or as a bedroom.



## SECOND FLOOR WC

A large room with a low level WC and a wash basin set into a vanity unit. There is a series of fitted cupboards and plenty of scope to add a bath or a shower.



## OUTSIDE

The property has plenty of space to park three or four cars with a parking area, whilst a fenced garden area is accessed via a small gate. From here we access the SUMMERHOUSE and we can enjoy the wonderful, far reaching views across the back.



## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.



## DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street, turning left before the cinema complex into Orange Street. Take the second turning at the roundabout along the A629 Keighley Road. Proceed along this road travelling through Ovenden and Illingworth. As you come to the open fields which marks Ogden you will see our signboard on the left hand side, on the junction with Ogden Lane. Postcode: HX2 8XX.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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