

Camlet Close, Ovenden Wood, Halifax, HX2

£220,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

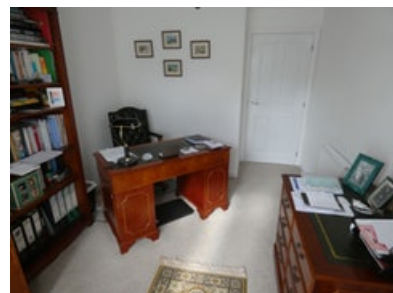
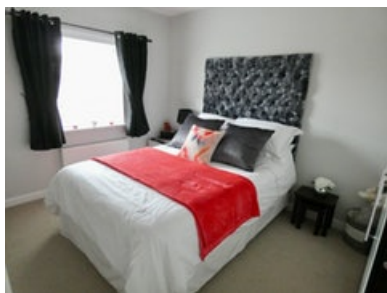
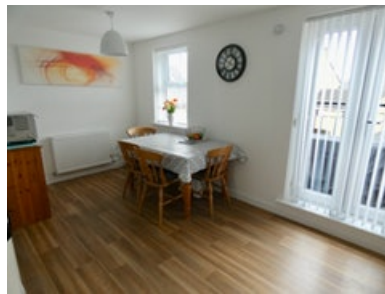
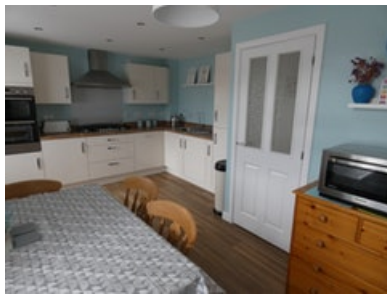
**** NO CHAIN ** SITUATED IN FOUNTAIN HEAD VILLAGE **** We are delighted to bring to market this stunning family home offering space and style, over three floors. The property is located on a private cul-de-sac made up of just four residents giving the property a real private sense. The prope

Key features:

- Sought After Location
- Stunning Family Home
- Private Parking
- Three Double Bedrooms
- Two En-Suites
- Viewing Highly Recommended
- Ready To Move Into

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band D (£1671.41 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**** NO CHAIN ** SITUATED IN FOUNTAIN HEAD VILLAGE ****

We are delighted to bring to market this stunning family home offering space and style, over three floors. The property is located on a private cul-de-sac made up of just four residents giving the property a real private sense. The property briefly comprises of a spacious garage, Utility room, Large kitchen diner, Living room, THREE double bedrooms, TWO ensembles and an additional ground floor shower room adjacent to the third bedroom.

The property is surrounded by beautiful countryside and woodland, Fountain Head Village offers the best of country living with easy commuting to Halifax, Bradford or Leeds and walking distance to Maltings College. Regular bus service to Halifax centre. The property also benefits from additional private parking space. A viewing is highly recommended to appreciate all that this property has to offer.

Note:- subject to necessary permissions the ground floor could provide an independent annexe by conversion of the integral garage to a living room.

Measurements

Kitchen Diner - (16'2" X 11' 7") patio doors to balcony.

Living Room - (17' 5" x 16' 2") Patio doors to Juliette balcony.

Master Bedroom - (16' x 11' 3") plus full range of built in fitted wardrobes.

En suite Bathroom

Bedroom Two - (12' x 11' 3")

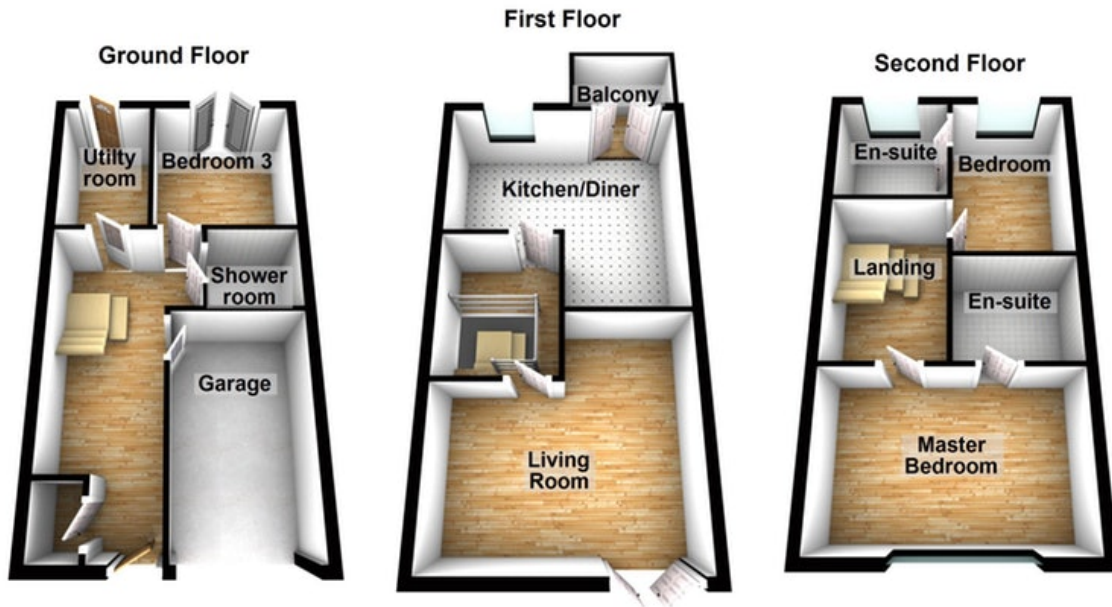
En suite shower room

Bedroom Three - (13' 1" X 9' 1")

Adjacent Shower Room.

Utility Room - (8' 7" X 6' 9")

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, Camlet Close, Ovenden Wood, HALIFAX, HX2 0QU

Dwelling type: Semi-detached house	Reference number: 0647-3813-7995-9606-2001
Date of assessment: 07 January 2016	Type of assessment: SAP, new dwelling
Date of certificate: 07 January 2016	Total floor area: 123 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,187
Over 3 years you could save	£ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 222 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 273 over 3 years</p> </div>
Heating	£ 1,464 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 345 over 3 years	£ 192 over 3 years	
Totals	£ 2,187	£ 1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

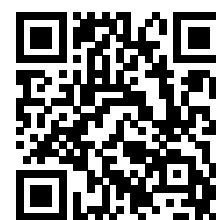
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">79</td></tr> </table>	Current	79	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">90</td></tr> </table>	Potential	90	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A														
(81-91) B														
(69-80) C														
(55-68) D														
(39-54) E														
(21-38) F														
(1-20) G														
Current														
79														
Potential														
90														

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£75	£ 132
2 Solar water heating	£4,000 - £8,000	£ 141
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 741

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code