



Windmill Crescent
Halifax, Yorkshire HX3 7DG
£150,000

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Ludbrooks are offering to the market this Extremely Well Presented larger than average Three Bedroom Semi detached property situated in the most desirable and sought after location of Northowram. Benefiting from uPVC Double Glazing and Gas central Heating. The accommodation comprises of: Porch, Entrance Hallway , Lounge, Kitchen Diner and to the First Floor: Three Bedrooms and Bathroom. Externally there is a Block Paved Driveway with ample parking for number of vehicles, Beautifully presented Rear Garden with single Garage. Conveniently positioned for good amenities which include well regarded schools, shops, restaurants, bars and bistros. With excellent bus routes and the motorway network close by. Ready to move straight into and offered for No Chain. Viewing is highly advised.

Porch 3'3" x 3'175'10" - 3'3" x 1722'5"

Lounge 13'1" x 905'6" - 13'1" x 1597'9"

Spacious lounge with ample storage and feature electric fire.

Kitchen Diner 9'10" x 705'4" - 13'1" x 15918'7"

Modern Kitchen Diner with a range of wall and base units, gas hob and oven with extractor, Integrated dishwasher and washing machine and laminated flooring.

Bathroom 3'3" x 2542'7" - 3'3" x 2667'3"

Three piece white suite, panelled bath, w/c and hash wash basin. Spot lights and lino.

Bedroom One 13'1" x 2923'2" - 6'6" x 1948'9"

Spacious master bedroom with fitted wardrobes.

Bedroom Two 6'6" x 2421'3" - 6'6" x 2011'1"

Gas central heating and double glazing.

Bedroom Three 9'10" x 1217'2" - 3'3" x 2683'8"

Gas central heating and double glazing.

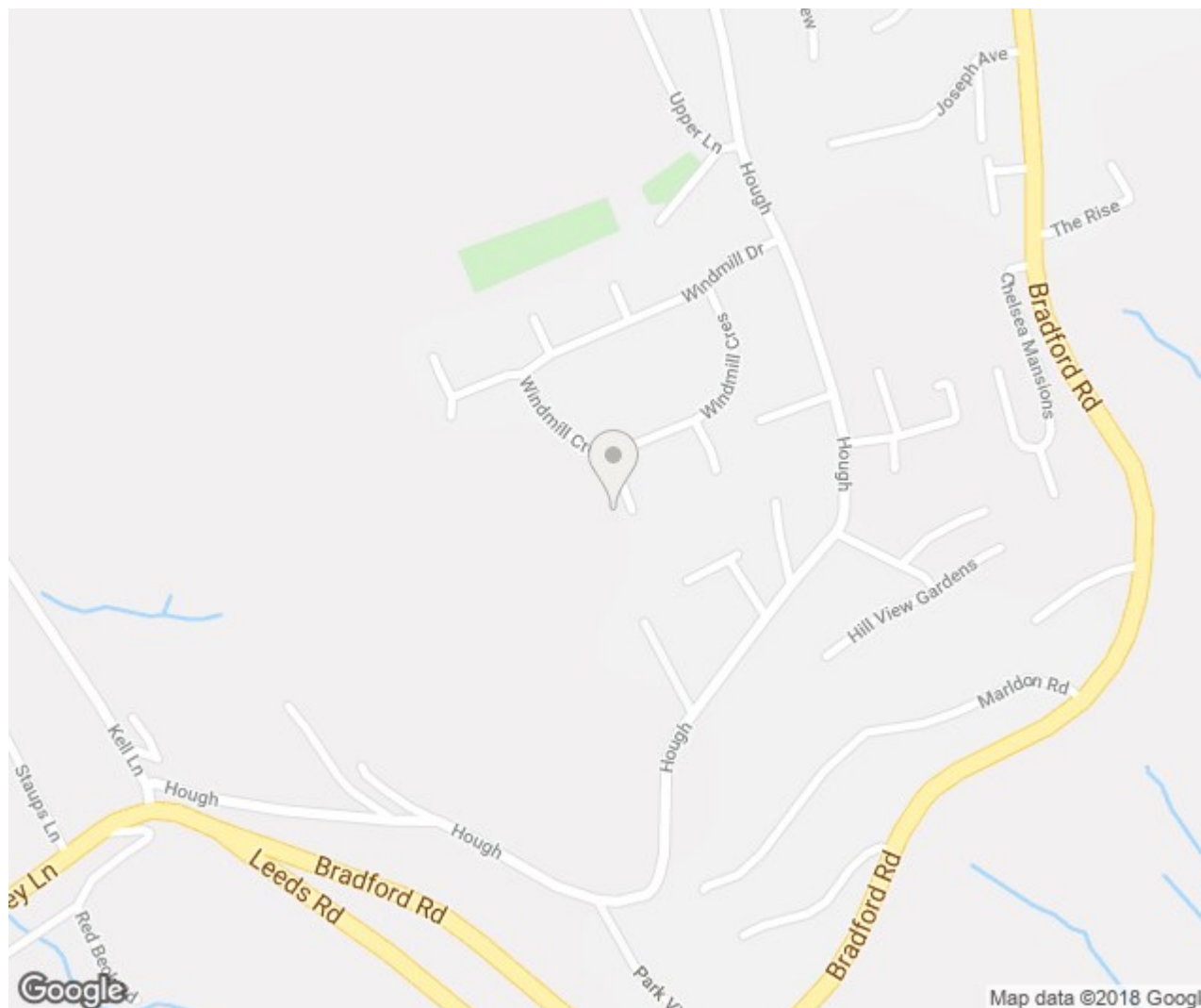
External

Large block paved drive to the front of the property. To the rear a single detached garage, with decked patio area.









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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		