



**11 HALL CLOSE  
NORTHOWRAM  
HALIFAX  
HX3 7EX**

Are you looking for a family home in Northowram? Would you like three double bedrooms? Does a lovely, well fitted kitchen appeal to you? How about a large conservatory enjoying delightful, enclosed gardens? This is a great opportunity for you to buy a family home within the heart of this thriving village, with schools, shops and amenities all to hand. Hall Close is a small but meandering cul-de-sac with homes of differing designs, providing a nice outlook. Step inside number 11 and you will enter a small lobby, with a WC off to the left. Turn right and you enter a nice living room, the 16 foot lounge open to a good sized dining room, a lovely space to enjoy family gatherings. The kitchen is beautifully equipped and stocked with units and integrated appliances, whilst a small breakfast area rounds the room off nicely. The large conservatory extension is where we'd be spending much of our time, though, and it looks out over the colourful enclosed rear gardens. Upstairs won't disappoint, the three double bedrooms complemented by a family bathroom and an en-suite to the surprising master bedroom. With a good sized garage, gas central heating, uPVC double glazing, a security alarm system and much more, this is an opportunity not to be missed.

**PRICE GUIDE £350,000**

## ENTRANCE LOBBY

A neat entrance lobby with access to the ground floor WC and to the living room.

## LOUNGE

4.95 x 3.35 (16'3" x 11'0")

A feature stone fireplace houses a coal effect gas fire and there is a large archway connecting the lounge with the dining room.



## DINING ROOM

2.91 x 2.78 (9'7" x 9'1")

A nice sized space for dining, with double doors leading to the conservatory.



## CONSERVATORY

5.63 x 3.52 (18'6" x 11'7")

A large conservatory across the back of the house, taking full advantage of the views over the gardens.



## BREAKFAST KITCHEN

3.08 x 2.90 plus 2.50 x 2.32 (10'1" x 9'6" plus 8'2" x 7'7")

A lovely kitchen with a breakfast area to the side. The kitchen area is fitted with a range of base and wall units with matching drawers and complementing work surfaces and returns, incorporating a sink unit with one and a half bowls and a mixer tap as well as integrated appliances which include a five burner gas hob to canopy hood, a double oven, a microwave, a dishwasher and a washing machine. The breakfast area has a breakfast bar and a useful storage cupboard.



## WC

Fitted with a white two piece suite consisting of a low level WC and a wash basin.



## EN-SUITE SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a corner shower enclosure, tiled to the splash areas, with a ladder style chrome heated towel rail, a tiled floor and feature spotlighting.



## FIRST FLOOR LANDING

With a useful airing cupboard, ideal for towels and linens.

### BEDROOM ONE

3.63 x 4.47 narrowing to 3.02 (11'11" x 14'8" narrowing to 9'11")

A good sized double room which has an alcove for a wardrobe and plenty of space for further furniture.



### BEDROOM TWO

3.19 x 3.51 narrowing to 3.05 (10'6" x 11'6" narrowing to 10'0")

A good sized double room with an alcove for wardrobes.



### BEDROOM THREE

3.05 x 2.78 (10'0" x 9'1")

A nice third double bedroom.



## HOUSE BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath which has a shower unit. Again there is a ladder style chrome heated towel rail and feature spotlighting.



## OUTSIDE

The front of the property sees a lawned garden area, with a pathway to the front door. The driveway provides a parking space and access to the garage. The rear gardens are fenced and gated, making it a little more secure when considering younger children, and have a paved seating area and an area of lawn. Plenty of colour is provided by way of the flowerbed borders.



## GARAGE

5.19 x 2.53 (17'0" x 8'4")

A good sized single garage with light and power plus the gas boiler.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: D.

## DIRECTIONS

Leave Halifax along the A58 Leeds Road to Stump Cross. On reaching The Stump Cross Inn keep in the left hand lane and proceed through the traffic lights and up the hill into Northowram. After the church turn left into Lydgate and go past the shops and to the left hand bend before turning right into Northowram Green. Continue for approximately 300 yards before turning left into Hall Lane and then left again into Upper Hall View. Take the first left into Hall Close and the property can be found on the left hand side. Postcode: HX3 7EX.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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