



## 24 Windmill Crescent

Northowram, Halifax, HX3 7DG

£199,950





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This well presented 2 bedroom bungalow has been extended to provide an excellent open plan kitchen/conservatory, taking full advantage of the privacy afforded in the rear garden. The property has also been adapted for disabled use with wide, sliding doors internally and external ramp to rear garden. Having gas central heating, PVCu double glazing. The home is well presented throughout in a light and neutral colour scheme.

The home is perfectly located in a sought after location on a quiet residential street within walking distance of local amenities.

Internal accommodation comprises an entrance hallway, lounge with far reaching views, modern kitchen/conservatory, two bedrooms and a shower room. Outside there are gardens to front and rear, gated driveway & garage.

Please contact us to arrange your viewing.

## Entrance Hallway

A spacious entrance hallway leading to all internal rooms.

## Living Room

Overlooking the front of the property the living room has a feature fireplace as a focal point, a large window overlooking the front garden and far reaching views beyond, wall mounted lighting and a light and neutral colour scheme with grey carpets.

## Kitchen Diner

An open kitchen diner which combines extended accommodation through an open conservatory, the

kitchen has wooden base and wall units with ample work surface and storage space. There are white tiled splashbacks and laminate flooring, a sink, cooker and hob. The conservatory provides dining space with views over the rear garden.

## Bedroom One

A double bedroom overlooking the front of the property with a built in wardrobe.

## Bedroom Two

A double bedroom overlooking the rear of the property.

## Shower Room

With a walk in shower, sink and w/c and tiled walls.

## External

The property is elevated from the road behind a lawn with a driveway extending to the side of the property. To the rear is a garage and a private rear garden with a secluded patio area.

## Directions

For Satnav please use the postcode HX3 7DG

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

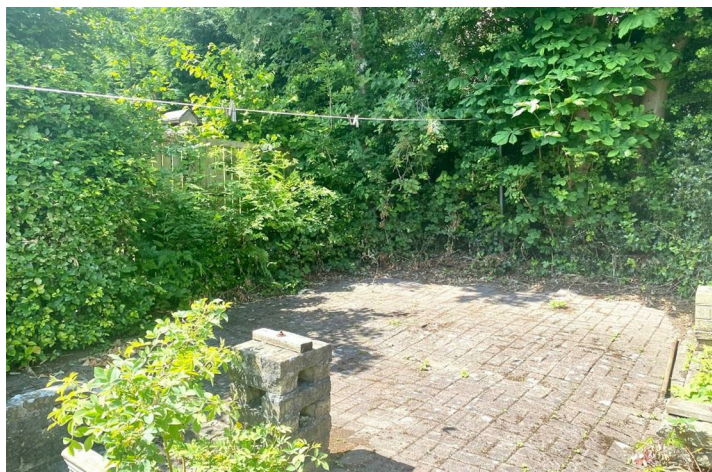
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



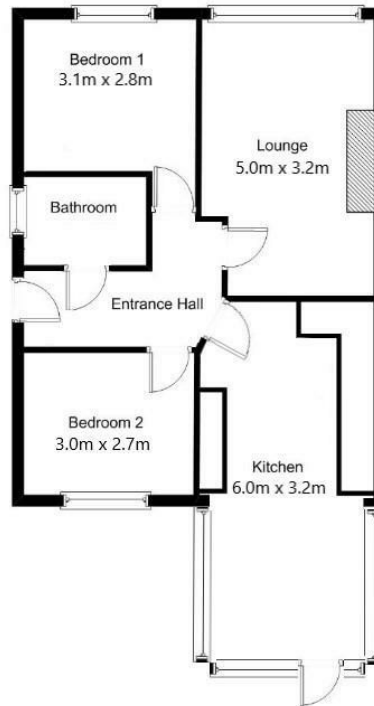
## Hybrid Map



## Terrain Map



## Floor Plan



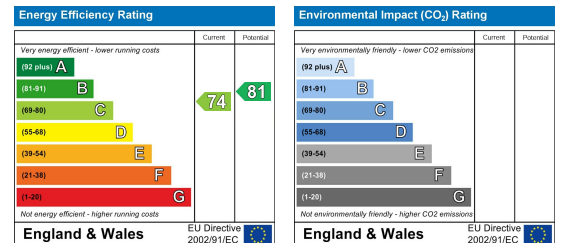
WINDMILL CRESCENT  
NORTHOWRAM  
HALIFAX

SKETCH PLAN FOR IDENTIFICATION PURPOSE ONLY. ALL MEASUREMENTS ARE APPROXIMATE.

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.