



## 10 Windmill Crescent, Halifax, HX3 7DG

Offers Over £250,000

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SUN ROOM EXTENSION
- OFF-STREET PARKING FOR MULTIPLE VEHICLES
- QUIET CUL-DE-SAC POSITION
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONVENIENT VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS

# 10 Windmill Crescent, Halifax HX3 7DG

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW IN THE HEART OF NORTHOWRAM VILLAGE!



Council Tax Band: C



## Property Description

\*\*\*TWO BEDROOM SEMI-DETACHED BUNGALOW\*\*\* Perfectly located within a QUIET CUL-DE-SAC is this BEAUTIFULLY PRESENTED two bedroom semi-detached bungalow, offering GENEROUS ACCOMMODATION THROUGHOUT. Ideally positioned in the heart of Northowram Village, HX3, the bungalow sits WITHIN WALKING DISTANCE to a PLETHORA OF LOCAL AMENITIES including a number of pubs, local cafes, CONVENIENCE SHOPS, a LOCAL PARK and a well-regarded village primary school. With EXCELLENT TRANSPORT LINKS in and out of Halifax & Bradford, connections further afield are considered more than accessible. The property internally briefly comprises an entrance porch leading to an inner hallway in turn giving access to a GENEROUSLY PROPORTIONED LIVING ROOM, SEPARATE KITCHEN, a 'wet-room' styled bathroom, TWO BEDROOMS and a STUNNING REAR SUN ROOM EXTENSION. Externally the bungalow enjoys GARDENS TO BOTH FRONT AND REAR with OFF-STREET PARKING for MULTIPLE VEHICLES. Early internal inspections are heavily recommended to appreciate the SPACE ON OFFER, LOCALITY AND FINISH of this two bedroom bungalow.

## Accommodation

### Porch

2'09 x 9'04

A uPVC double glazed porch to side with a door to front and back, giving access to the inner entrance hallway.

### Entrance Hall

A warm welcome into the property with gas central heating, a loft hatch and access to the living room, kitchen, bathroom and both bedrooms.

### Living Room

10'05 x 18'01

A generously sized main reception room sitting to the front aspect of the property with a double glazed bay window to front, gas central heating radiator and a wall mounted electric fire.

### Kitchen

10'01 x 11'00

A larger than average kitchen, fitted with a range of modern wall and base units and work surfaces over, an integral electric fan oven with a five ring gas hob over, space and plumbing for fridge, freezer and washing machine, a large double glazed window to side, and vertical gas central heating radiator.

### Bedroom One

10'05 x 12'04 (max)

The main double bedroom sits to the rear aspect comprising high quality wall to wall, floor to ceiling fitted wardrobes, a gas central heating radiator and a double glazed window to rear.

### Bedroom Two

10'02 x 9'03

A second double bedroom, currently used as a dining room with space for a double wardrobe, also comprising gas central heating and sliding patio doors into the rear extension.

### Bathroom

7'00 x 5'04

A fully tiled wet-room with an overhead shower, wall mounted wash hand basin, a w/c and also comprising a frosted double glazed window to side, vertical gas central heating radiator and underfloor heating.

### Sun Room

18'01 x 9'10

Situated to the rear aspect is a beautiful extension, naturally lit via a large skylight and double glazed windows/patio doors to the rear. This space has created an ideal second reception room offering further dining space and/or entertaining family and guests.

### External

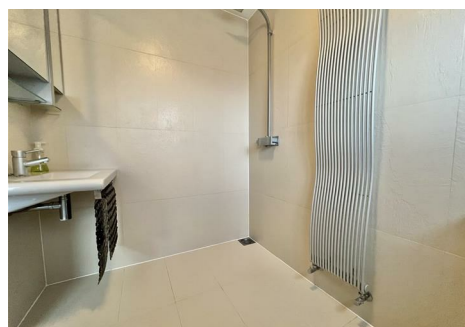
The property sits on a generous plot providing a driveway to the side, offering off-street parking for a number of vehicles. To the front, a low maintenance garden with pebbles, mature gardens and a walled surround.

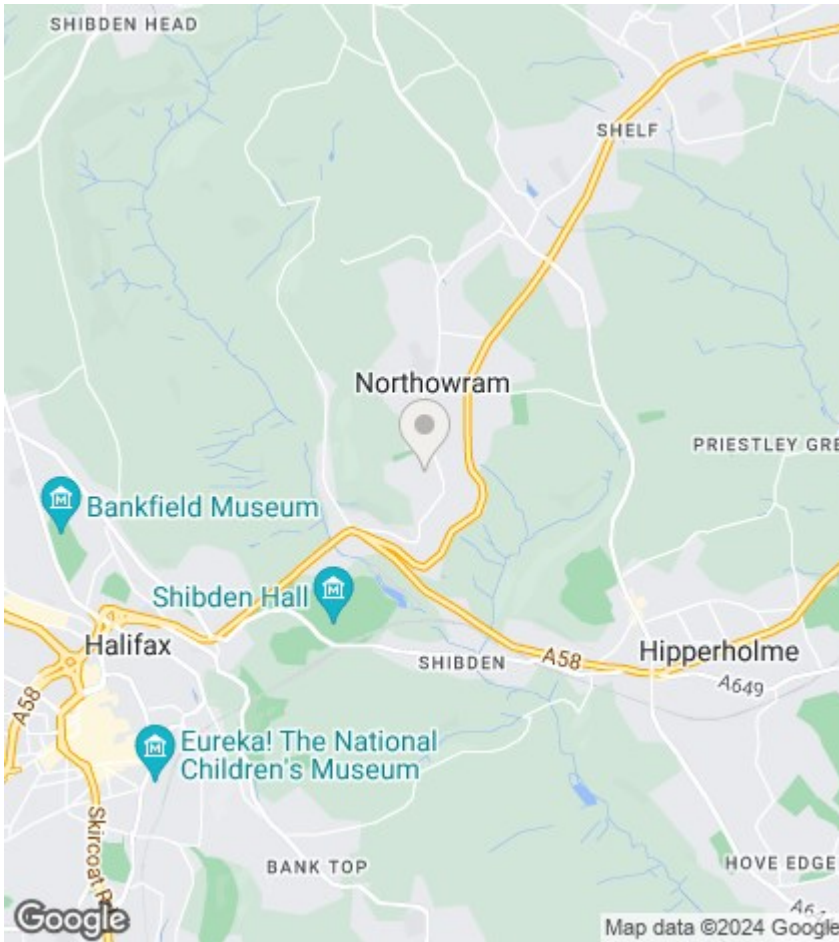
To the rear, a private & fully landscaped garden can be found with Indian stone paving, an artificial grass area, raised flower beds, and a raised patio seating area.

## Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(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	