



1 St. Johns View, Northowram, Halifax, HX3 7DS

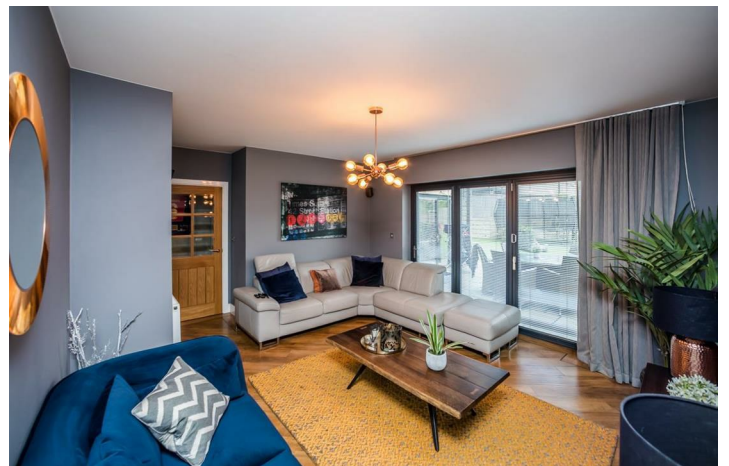
£750,000

# 1 St. Johns View, Halifax HX3 7DS

Introducing an exquisite 4-bedroom detached house nestled in the charming neighborhood of Northowram, Halifax, West Yorkshire. This thoughtfully designed property offers an abundance of space, captivating living areas, and a seamless connection to the outdoors through its open plan kitchen featuring stunning bifold doors leading to a picturesque garden. As you approach this remarkable residence, you are greeted by a beautifully landscaped frontage that sets the tone for the elegance within, creating a sense of sophistication and curb appeal. The house exudes a contemporary yet timeless charm, with a blend of modern architectural elements and classic design. With four double bedrooms this property would be a perfect family home, with easy access to local amenities and schools.



Council Tax Band:



#### Entrance Hall

Stepping inside, you are immediately struck by the spaciousness and airy ambience of the living areas. The interiors have been meticulously crafted to create a comfortable and inviting atmosphere, with an emphasis on natural light and a seamless flow between rooms. Having quality solid oak doors throughout, and Karndean flooring, this property is perfectly presented, with high quality finishes. Access into spacious ground floor living accommodation, with carpeted stairs to the first floor.

#### Living Room

A light-filled, spacious living room benefitting from Karndean flooring and bi-fold doors, opening out to the rear patio. Beaming with natural light, this room is a perfect setting for relaxing, whilst enjoying the beautiful views across the vast garden. Plenty room for free standing furniture, and sofas.

#### Kitchen

The heart of the home is undoubtedly the open plan kitchen, which seamlessly combines style and functionality. The kitchen boasts sleek countertops, high-quality appliances, and ample storage space, making it a dream for those who love to cook and entertain. Having an integrated Siemens hob with centrally suspended extractor system dual oven, warming drawer, and counter-inset porcelain sink with a stainless-steel instant boiling water tap. Fitted dishwasher, fitted fridge-freezer, fitted wine fridge, granite splashbacks, Karndean flooring and under floor heating. The standout feature of the kitchen is the magnificent bifold doors that open up the space to the stunning landscaped garden, allowing for an effortless extension of your living area during the warmer months.

#### Dining room

A perfect family room for private dining, with space for large dining table and various seating options. Karndean flooring, central heating radiator and UPVC double glazed bay windows, with views to the front elevation.

#### Utility Room

This property offers a utility room, allowing for convenient laundry facilities, with floor and wall mounted matching units having complimentary laminated work surfaces, with integrated stainless-steel sink, and mixer tap. Access to the side elevation of the property via a composite door.

#### Office/Playroom

A multi-purpose room, which is a perfect addition to the living accommodation of this home. This would be ideal, as an office offering plenty of room and beaming with natural light, which is a perfect setting to work from home. The room benefits from carpeted flooring, and central heating radiator, therefore would also work as a playroom or snug.

#### WC

A tiled two-piece suite comprising of a low-level flush WC, and pedestal hand wash basin. Additional stainless steel towel radiator.

#### Landing

An open, and spacious impressive gallery landing, with carpeted flooring and solid oak doors leading into first floor living accommodation, and family bathroom.

#### Main bedroom

An exquisite master bedroom, with modern décor throughout with ample space for king sized bed, and free-standing furniture. As you enter the room, there are two large, fitted wardrobes, with sliding mirrored doors. Having dual aspect double glazed windows, to both the side and rear elevation of the property, the room beams with natural light. Providing a touch of luxury, this room also benefits from a en-suite shower room finished to a high standard.

#### En-suite

A fully tiled en-suite with a frosted UPVC double glazed frosted window, this private shower room offers a three-piece suite comprising of walk in shower, vanity inset wash handbasin and low level flush. Chrome heated towel rail, and shaving point.

#### Double Bedroom

Double bedroom with carpeted floor; central heating radiator; UPVC double glazed windows out to the rear elevation of the property. Fitted wardrobe, with sliding mirrored doors offering extra storage. As well as room for free standing furniture, and king-sized bed. Solid oak door leading into ensuite.

#### En-suite

A fully tiled en-suite with a frosted UPVC double glazed frosted window, this private shower room offers a three-piece suite comprising of walk-in shower, vanity inset wash handbasin and low-level flush.

#### Double Bedroom

Double bedroom with carpeted floor; central heating radiator; UPVC double glazed windows out to the front elevation of the property. Fitted wardrobe, with sliding mirrored doors offering extra storage. As well as room for free standing furniture.

#### Bedroom

Double bedroom with carpeted floor; central heating radiator; UPVC double glazed windows out to the front elevation of the property. Space for free standing furniture.

#### Bathroom

A beautiful family bathroom, tiled throughout having a panelled bath and overhead rainfall shower. Low level flush, with a vanity inset wash handbasin. UPVC frosted double glazed window to the side elevation of the property.

#### External

Having a pathway leading to the front entrance of the property, with a pebbled garden border and brick paved driveway, for multiple cars with access to the garage. The initial outlook on this family home is superb. Access gate to the rear elevation of the property with the garden offering a perfect space for outdoor activities and entertaining. The use of artificial grass ensures a low maintenance and visually appealing outdoor area, which can be enjoyed all year round. Private fencing surrounds the garden, providing a sense of privacy and security.

#### Garage

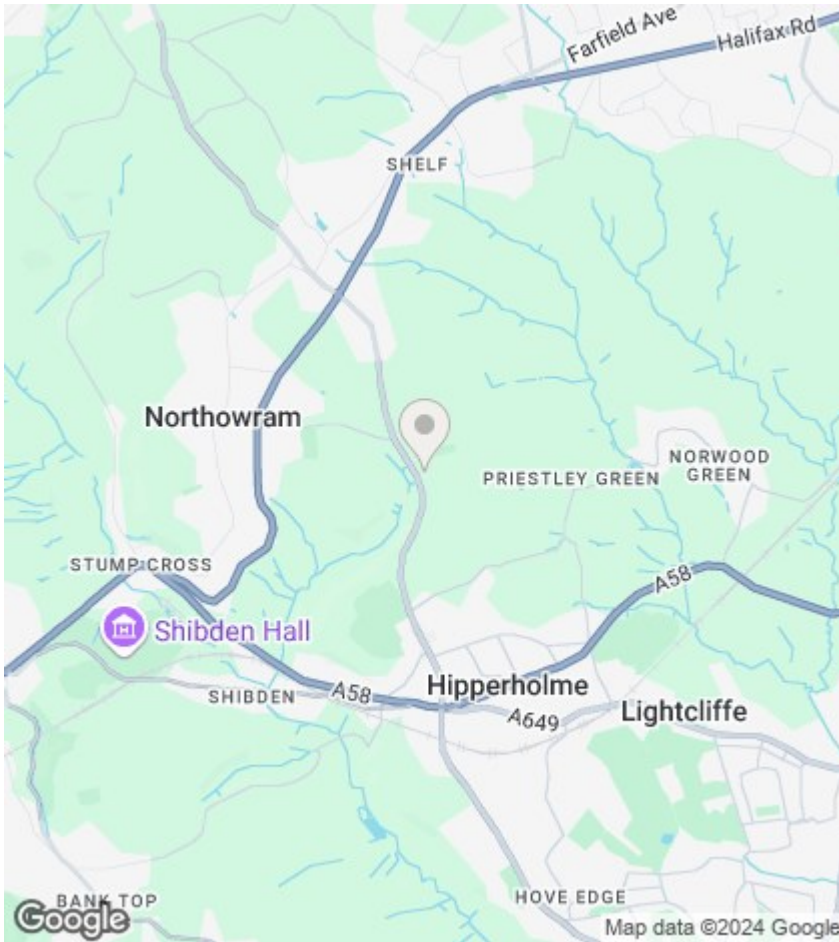
A large garage, which is perfect for storage, or could be used as a home gym. Fully boarded with two access hatches, having pre-installment for an electric charging point.

#### Agent Note

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## EPC Rating:

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