



31 Newlands Crescent, Halifax, HX3 7HU

Offers Over £435,000



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This spacious family home is located in the highly sought-after area of Northowram, close to local shops, schools, a pharmacy, restaurants, and excellent transport links. The property features a modern kitchen with appliances, a comfortable dining room with a gas fireplace, and a generous lounge with a bay window overlooking the garden. The first floor includes four well-proportioned bedrooms, including a master suite with a walk-in wardrobe and en-suite, as well as a contemporary family bathroom and a dedicated study space. Outside, the property benefits from landscaped gardens, a detached twin garage with electricity, and a large driveway providing ample parking.



Council Tax Band: E



Entrance:

Accessed via the rear exterior door, the welcoming entrance opens into a spacious family-sized kitchen.

Kitchen:

This well-appointed kitchen features tiled flooring with both floor and wall-mounted storage units. It boasts a range of modern appliances, including an electric hob, oven, dishwasher, washing machine and fridge. Large windows offer views of the landscaped garden, flooding the space with natural light. The kitchen also includes a breakfast bar with room for multiple stools, as well as a door leading to a convenient W/C.

W/C:

A functional space with a low-level flush toilet and integrated storage cupboard, home to the gas boiler.

Hallway:

A carpeted hallway provides access to the kitchen, dining room, lounge, porch, and the first-floor landing.

Dining Room:

This carpeted dining room features a fully operational gas fireplace and ample space for a family-sized dining table and chairs. A large bay window at the front of the property enhances the room with abundant natural light along with a window looking out to the side of the property.

Lounge:

A spacious, carpeted lounge offering plenty of room for multiple seating arrangements, a coffee table, and a media unit. The room is further enhanced by a fully functional gas fireplace and a bay window that overlooks the rear garden, allowing for an abundance of natural light along with a window looking out to the side of the property.

First Floor Landing:

A large landing area provides access to four bedrooms, a family bathroom, and a study, offering versatile living space for the entire family.

Bedroom One – Master:

A generously sized super king bedroom with space for additional free-standing furniture. A window overlooks the front of the property, and a walk-in wardrobe offers extensive storage for clothes, shoes, and more. A door leads to the en-suite.

En-Suite:

A contemporary three-piece suite, featuring a low-level flush toilet, wash hand basin, corner shower, and a towel heater for added convenience.

Bedroom Two:

A comfortable double bedroom with space for free-standing furniture.

Bedroom Three:

A well-proportioned room offering space for free-standing furniture, with a window overlooking the side of the property.

Bedroom Four:

Another spacious bedroom, with room for free-standing furniture and a window looking out onto the rear garden.

House Bathroom:

A family-sized, modern four-piece suite, comprising an electric shower, fitted bath, low-level flush toilet, and a vanity wash hand basin.

Study:

Located at the rear of the first-floor landing, this versatile space can easily function as a home office, with room for shelving, a desk, and a chair.

Exterior:

The property boasts large, beautifully landscaped front and rear gardens, with secure fencing at the rear offering a private feel. The twin detached garage is equipped with electricity and provides space for two cars or a large workshop. A generous driveway wraps around the house, offering additional parking space for multiple vehicles.

Agent Notes - The information provided on this property does not constitute or form part of an offer or contract, nor may 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.





