



16 Victoria Drive, Halifax, HX3 7HX

Offers Over £325,000

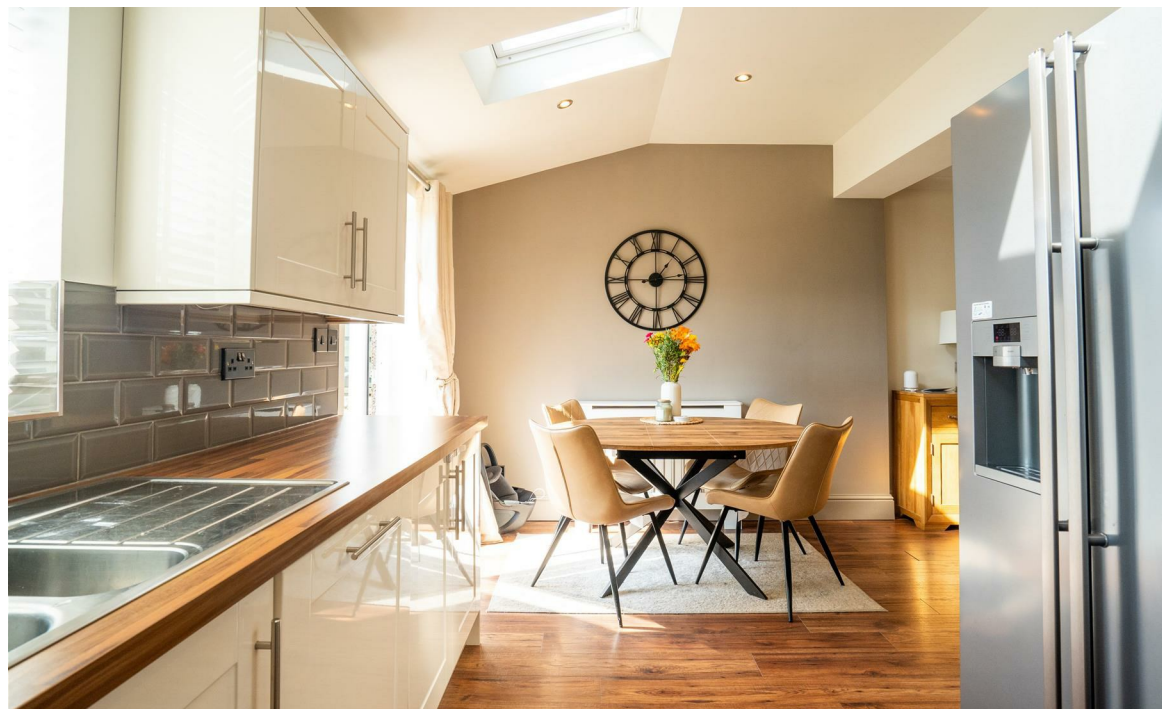
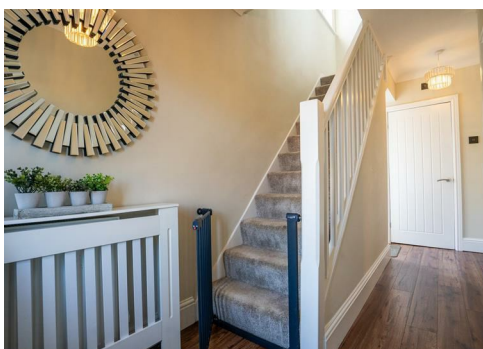


16 Victoria Drive, Halifax HX3 7HX

Charming Three-Bedroom Extended Semi-Detached Property in Northowram, Halifax. This delightful three-bedroom extended semi-detached property is situated in the charming village of Northowram, Halifax. Meticulously renovated to an exceptionally high standard, this home offers ample well-proportioned living accommodations and features a spacious private driveway along with a garage.



Council Tax Band: C



Entrance Hall

Upon entering, you are greeted by wood-effect laminate flooring, leading to the first floor via a staircase. The hallway is enhanced with a wall-mounted radiator in a stylish cabinet, and the composite front door opens to reveal doors that lead into the living room, open-plan kitchen/dining area, WC, and a side access door to the property.

Living Room

The cosy living room is adorned with carpeted flooring and a double-glazed bay window that offers lovely views of the front garden. The inviting fireplace, framed by a wooden mantle and hearth, houses a wood-burning stove, creating a warm focal point. This room also features elegant coving and brushed chrome light switches and sockets for a modern touch.

WC

The conveniently located WC features a low-level flush toilet and a wall-mounted vanity-style wash basin with a storage cupboard underneath. A chrome wall-mounted towel rail, high-powered extractor fan, and LED spotlights add both functionality and style.

Open-Plan Kitchen, Dining, and Family Room

This stunning open-plan area truly serves as the heart of the home. The family room provides ample space for seating and features wood-effect laminate flooring, along with a stylish gas fireplace. The dining area accommodates a large family dining table and seamlessly flows into the fully fitted kitchen, which boasts an array of shaker-style floor and wall-mounted storage units. The metro brick tiled splashback complements the five-ring gas hob with an oven underneath, while the stainless steel extractor fan adds a modern edge. Velux roof windows and a UPVC window overlooking the garden flood this space with natural light. An opening leads conveniently into the utility room.

Utility Room

This handy utility space includes floor-mounted storage units, laminate worktops, and metro brick tiled splashbacks. There's ample room for a washing machine, making laundry tasks easy and efficient.

First Floor Landing

Ascend to the first-floor landing, where you'll find carpet flooring and a UPVC window offering views of the surroundings. Brushed polished chrome light switches and a loft hatch enhance utility, along with a wall-mounted alarm panel for peace of mind.

Bathroom

The beautifully appointed bathroom features underfloor heating and elegant floor-to-ceiling ceramic tiles. A tiled panel bath includes an integrated television, while a thermostatic-controlled mixer shower with a rainfall showerhead and handheld attachment adds modern luxury. The

bathroom is also fitted with internal speakers, a frosted glass UPVC window, a concealed system WC, and a vanity wash basin with storage cupboard underneath. An illuminated wall-mounted mirror and a heated chrome towel rail provide additional convenience.

Bedrooms

Bedroom 1: This spacious double room features carpet flooring and bespoke fitted wardrobes, with UPVC windows offering views of the front of the property, complemented by a stylish panelled headboard and brushed chrome sockets.

Bedroom 2: Another generous double room equipped with carpet flooring and bespoke fitted wardrobes, this space features double-glazed UPVC windows that overlook the rear of the property.

Bedroom 3: Currently utilised as an office, this cosy single room includes carpet flooring, a fitted wardrobe, and a UPVC window providing views of the front garden.

Outside

To the front of the property, a private driveway offers parking for three to four cars and leads to a detached single garage, equipped with an up-and-over door, working power, and lighting. The rear of the property features a delightful private garden, complete with an Indian sandstone patio that is ideal for alfresco entertaining, alongside a level lawn area. A decked terrace provides a beautiful outdoor space, surrounded by mature trees and shrubs that enhance privacy and appeal. Additionally, a convenient log storage area is available for easy access.

This stunning property beautifully combines modern living with original charm, making it the perfect family home in the picturesque village of Northowram.

Agent Notes & Disclaimer.

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.





