



## 9 St. Johns View, Northowram, Halifax, HX3 7DS

£650,000

- Stone-Built Detached Family Home
- Underfloor Heating & Bi-Fold Doors to Garden
- South-West Facing Rear Garden with Patio
- Located in Private Cul-de-Sac
- Separate Utility Room & Integrated Garage
- Four Double Bedrooms & Two En-Suites
- Open-Plan Kitchen, Dining, and Living Area
- Home Office/Study & Cozy Snug
- Driveway, Garage, and Visitor Parking



# 9 St. Johns View, Halifax HX3 7DS

Exceptional Stone-Built Detached Family Home in a Quiet Private Cul-de-Sac

Tucked away in a peaceful cul-de-sac within an exclusive development of just 12 individually designed homes, this outstanding four-bedroom detached property offers immaculate interiors, generous living space, and a layout perfectly suited for modern family life.



Council Tax Band: E



This impressive property has instant impact as you enter through the wide and welcoming hallway, you're greeted by beautiful Karndean flooring, which flows seamlessly throughout the ground floor, creating a cohesive and stylish feel.

To the rear of the property, the home opens up into a stunning open-plan kitchen, dining, and living area with underfloor heating— a fantastic hub for everyday living and entertaining alike. The kitchen is fully equipped with a large induction hob, double oven, combi microwave, and a warming drawer, all set within sleek modern cabinetry. Expansive bi-fold doors open directly onto the garden, filling the space with natural light and creating a seamless connection between indoors and out.

A separate utility room adds practical convenience, offering internal access to the integrated single garage and an additional side entrance to the property.

There is also a handy under-stairs storage cupboard, ideal for coats, shoes, or household essentials.

To the front of the property, you'll find a snug — perfect for a cosy retreat — as well as a dedicated home office/study, providing an ideal workspace for remote working or quiet study.

The south-west facing rear garden is designed for easy enjoyment, featuring a generous stone patio ideal for outdoor dining, a neat lawn, and raised sleeper beds planted with established shrubs and flowers. A row of mature trees and fencing provides privacy and a peaceful backdrop, making it a great setting for children to play or to host summer gatherings.

Upstairs, a central staircase leads to a bright landing and four well-proportioned double bedrooms. The master bedroom, positioned at the front of the property, benefits from dual windows, fitted sliding wardrobes, and a stylish en-suite wet room. A second double bedroom also enjoys its own en-suite wet room and

front-facing aspect, while two further double bedrooms to the rear are serviced by a contemporary family bathroom, complete with a walk-in wet room shower and a full-size bath. An additional airing cupboard provides storage for the hot water tank and linen.

The front of the property boasts a well-maintained lawn, colourful flower beds, and a stone wall border, enhancing the home's curb appeal. A driveway offers parking for two vehicles, in addition to the secure integral garage. There is also visitor parking adjacent to the property.

For peace of mind, the property is fully alarmed.

With its neutral décor, immaculate condition, and thoughtfully designed layout, this is a truly move-in-ready home offering space, style, and practicality in equal measure — all within a quiet, friendly residential setting.

#### **Agent Notes & Disclaimer.**

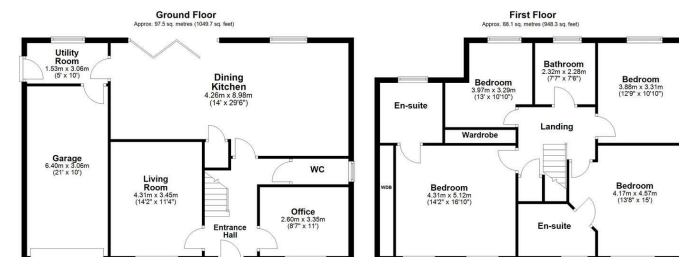
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Total area: approx. 185.6 sq. metres (1998.0 sq. feet)

