

Peter David

Properties Ltd

Residential Sales and Lettings



Stephen Close, Northowram

£198,000





Nestled in the desirable area of Northowram, Halifax, this charming end-terrace house on Stephen Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. A separate garage adds valuable storage space or the potential for a workshop, catering to various needs. The front garden presents a lovely outdoor space, while the enclosed rear garden offers a private retreat, perfect for enjoying sunny days or hosting barbecues.

Situated in a sought-after area, this property is conveniently located near local schools, making it an excellent choice for families. The surrounding area is known for its friendly community and accessibility to amenities, ensuring that everything you need is within easy reach.

This delightful home on Stephen Close presents a wonderful opportunity for those looking to settle in a vibrant and welcoming community.

- THREE BEDROOMS
- SEPARATE GARAGE
- SOUGHT AFTER LOCATION
- ENCLOSED GARDEN TO THE REAR
- CLOSE TO LOCAL SCHOOL
- EPC RATING - D
- COUNCIL TAX BAND - B

Accommodation

Entrance vestibule

Lounge

15'5" x 11'9" (4.72 x 3.60)

Dining Kitchen

15'1" x 11'0" (4.60 x 3.36)

First floor

Bedroom one

13'3" x 8'10" (4.05 x 2.71)

Bedroom two

11'6" x 8'7" (3.53 x 2.63)

Bedroom three

9'0" x 5'11" (2.75 x 1.81)

Bathroom

6'7" x 5'9" (2.02 x 1.77)

External

Gardens to both front and rear. Separate garage.

Directions

Please use post code HX3 7BY for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

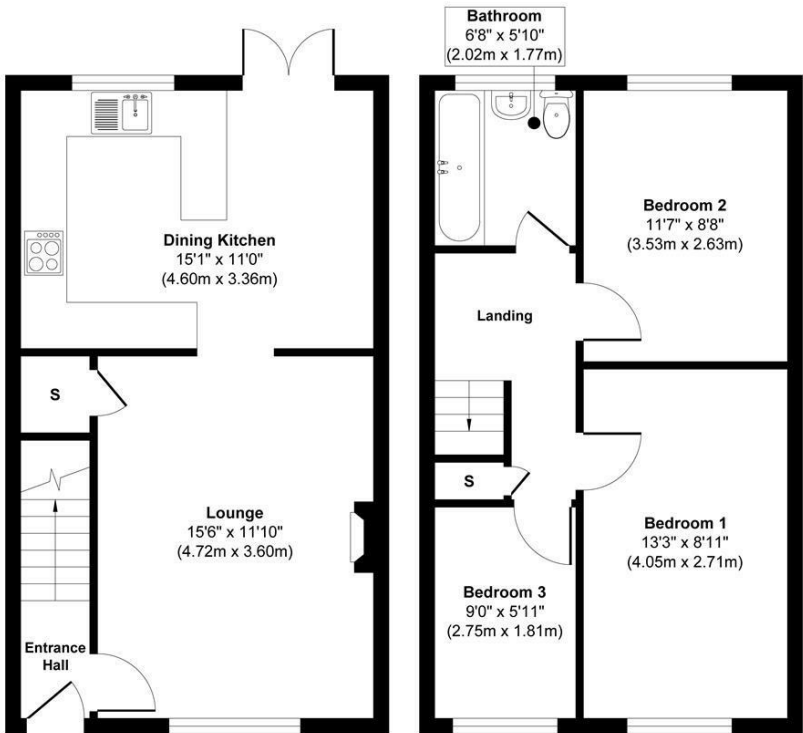


Terrain Map



Floor Plan

22 Stephen Close, Northowram, Halifax HX3 7BY



Ground Floor
Approximate Floor Area
404 sq. ft
(37.62 sq. m)

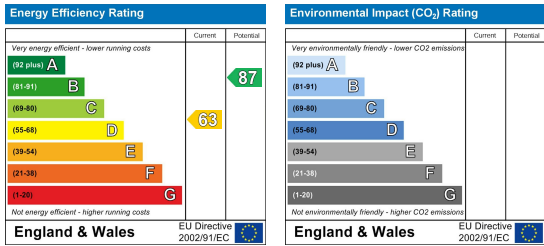
First Floor
Approximate Floor Area
404 sq. ft
(37.62 sq. m)

Approx. Gross Internal Floor Area 808 sq. ft / 75.24 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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