



**Jessewell Fold Windmill Drive, Northowram, Halifax, West Yorkshire, HX3 7DQ**  
**Asking Price £295,000**

HAMILTON BOWER are pleased to offer to the market FOR SALE this well-presented TWO BEDROOM DETACHED TRUE BUNGALOW located on a small private development in the popular village location of Northowram, Halifax. With off-street parking for four cars, a south-facing back garden and its prime location, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance porch, kitchen, living/dining room, conservatory, two double bedrooms and bathroom. Externally the property has a large driveway to the front offering parking for a minimum of four cars, side access to the rear garden which is south-facing and private and is split between decking and a central lawn. The property benefits from gas central heating and double glazing throughout, and has potential to be extended or converted via the loft to allow for extra bedrooms or living space subject to planning permission.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

## Property Information

Council Tax Band - C  
EPC - D (67)

Chain Position - Vendor searching for next property

## INTERNAL

### Entrance Porch



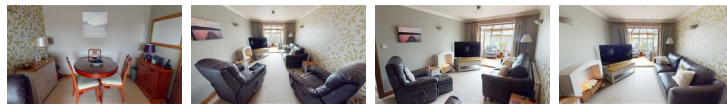
Entrance porch to the side of the property offering access and a separate access point to the rear garden, ideal for coats and shoe stores.

### Kitchen



Kitchen to the rear of the property with a view to the garden. Offering a good selection of matching wall and base units with contrasting black worktops. Appliances include - sink with drainer, range cooker with overhead extractor, washing machine and free-standing fridge/freezer.

### Living/Dining Room



Spacious living/dining room leading through to the conservatory via the double doors. Centred around an electric fireplace with ample room for a large suite and a dining table with chairs as seen.

### Conservatory



Conservatory to the rear of the property with double doors and a view to the rear garden. Ideal for a second living space or sun room ideal for the south-facing back garden.

## Master Bedroom



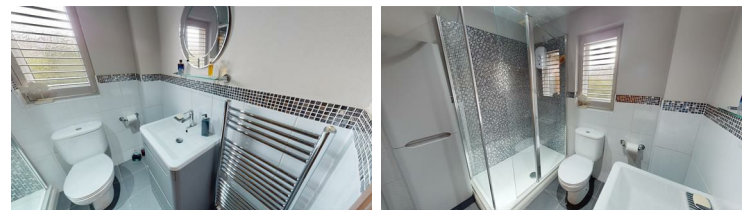
Spacious master bedroom with a view to the front of the property. With ample space for a large bed, dressing furniture and wardrobes.

## Bedroom



Second double bedroom, with a view to the front of the property. Offering good space for a double bed and wardrobes.

## Bathroom



Contemporary house bathroom with tiled walls and flooring and matching three-piece suite as seen - walk-in shower, wc, wash basin and towel rail.

## EXTERNAL



## Driveway



Large driveway to the front of the property offering parking for up to four cars.

With surrounding shrubs, boundary fencing and a store area to side ideal for a garden shed/outdoor store.

## Rear Garden



Well-presented south-facing garden to the rear of the property with side access or access via the entrance porch or conservatory.

Split between decking leading from the property ideal for outdoor sitting, and a lower level lawn area with surrounding shrubs and boundary fencing.

