



**44 Daleson Close, Northowram, Halifax, West Yorkshire, HX3 7JF**  
**Asking Price £220,000**

HAMILTON BOWER are pleased to offer with NO ONWARD SALE CHAIN this TWO BEDROOM SEMI-DETACHED DORMER BUNGALOW located on a quiet estate in Northowram, Halifax. With off-street parking and detached garage, scope to modernise and extend, and finally within close proximity to the local primary school, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hall, kitchen, living room, dining room/ground floor bedroom, bathroom, master bedroom with wc. Externally the property has low-maintenance gardens to the front and back, a detached single garage, and finally a gated driveway offering space for at least two cars to park.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

## GROUND FLOOR

### Kitchen



Cooking kitchen to the front of the property with dual-aspect windows to the garden and driveway. The kitchen is fitted with a range of matching units with complementary worktops. Appliances include - sink with drainer, gas hob with under-counter oven/grill. Space and plumbing for washing machine/dishwasher and fridge/freezer.

### Living Room



Spacious living room to the front of the property with a view to the garden. Centred around a gas fireplace with ample space for a large suite and a dining area.

### Dining Room



The first of two split rooms to the rear of the ground floor with a view to the garden. Access to the second room (occasional room) is through the first of the two rooms. Ideal for a dining room/home office or if preferable a ground floor bedroom.

### Occasional Room/Bedroom



The second of the split ground floor rooms, with sliding doors onto the rear garden. Ideally used as an extra living space, or home office combined with a bedroom next door.

### Bathroom



Ground floor bathroom with three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## FIRST FLOOR

### Master Bedroom



Generous master bedroom to the first floor with open-staircase to the ground floor. The master has full-length fitted wardrobes and an accompanying wc which offers potential to be converted into an en-suite.

## EXTERNAL



### Rear Garden



Low-maintenance garden to the rear of the property with access via the side or through the occasional room sliding doors. Offering a patio area leading down a short set of steps to a lower patio with boundary hedging/fencing.

## Front Garden



Front garden with central path leading to the property.  
The garden has a central lawn, surrounding shrubs and fencing.

## Driveway & Garage



Gated driveway to the front and side of the property offering parking for at least two cars.  
The drive leads to a detached single garage, this has an up-and-over door and power supply.

