



10 Greencroft Avenue, Northowram, Halifax, West Yorkshire, HX3 7EP £290,000

Ideally positioned at the end of Greencroft Avenue in Northowram and set on a good size plot is this FOUR BEDROOM semi detached dorma bungalow. There is ample off road parking and a detached garage. Available with no onward chain, the property does require some modernisation and offers a fantastic opportunity to create a wonderful home.



The property is available with no onward chain and offers a Ref: 13/00639/HSE rare opportunity on a sought after Avenue in Northowram, to PP-02670738 create a splendid residence. Currently utilised as a four bedroom Detached granny annexe ancillary to dwelling. home, there is scope to extend (subject to necessary consents) Granted 09.08.2013 and reconfigure to suit a wide variety of potential buyers. \*\*\*VIEWING STRICTLY BY APPOINTMENT ONLY\*\*\*

COUNCIL TAX BAND - C

EPC RATING - D

# **GROUND FLOOR**

# **ENTRANCE**

Entrance vestibule.

# HALLWAY

Inner hallway with a central heating radiator and useful storage cupboard.

# LOUNGE

Spacious lounge with a bay double glazed window and two central heating radiators.

### **KITCHEN**

Fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel dual sink and mixer tap. Central heating radiator, double glazed window and door to the rear decking.

# **BFDROOM**

Good size double bedroom to the ground floor. Double glazed window and central heating radiator.

# BEDROOM

A second ground floor bedroom with double glazed window and central heating radiator.

### BATHROOM

Low flush W.c and hand wash basin sat on a vanity unit. Large walk in shower area with glass screen. Heated towel rail and a double glazed window.

# **FIRST FLOOR**

# LANDING

Eaves storage,

### BEDROOM

Double bedroom with fitted wardrobes, central heating radiator and a double glazed window.

### **BEDROOM**

Double bedroom with a central heating radiator and two double glazed windows.

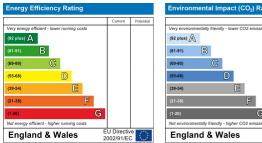
#### **EXTERNAL**

The property is well positioned on a large plot. There is a long drive leading to a detached garage with further off road parking to the front elevation. To the rear a large garden with lawn, mature plants and shrubs and decking area.

### NOTES

Planning permission was granted in 2013 for the addition of an annexe under the below application.





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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