



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 rare opportunity on a sought after Avenue in Northowram, to create a splendid residence. Currently utilised as a four bedroom home, there is scope to extend (subject to necessary consents) and reconfigure to suit a wide variety of potential buyers. *****VIEWING STRICTLY BY APPOINTMENT ONLY*****

Ref: 13/00639/HSE
PP-02670738

Detached granny annexe ancillary to dwelling.
Granted 09.08.2013

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.

BEDROOM

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 