



**6 Hornbeam Grove, Northowram, Halifax, HX3 7WL**  
**£375,000**

FOUR BEDROOM DETACHED family home on one of the most sought after developments in the village of Northowram.

Hornbeam Grove is a pleasant cul-de-sac on the prestigious Arboretum development in the village of Northowram and within close proximity to the local shops, cafes and Ofsted rated 'Outstanding' Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities.

COUNCIL TAX BAND - D

EPC RATING - C

## GROUND FLOOR

### ENTRANCE HALL

Pleasant entrance area with good quality flooring, stairs to the first floor and a central heating radiator.

### W.C

With low flush wc and hand wash basin.

### LOUNGE

Spacious lounge with an abundance of natural light flooding in from the rear aspect from the double glazed French Doors and windows. There is a fireplace feature wall with a gas fire. Two central heating radiators.

### DINING ROOM

A second reception room, currently utilised as a dining room with a double glazed window and a central heating radiator.

### KITCHEN

Fitted with a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob and extractor fan over. Integrated fridge freezer and dishwasher. There is a double glazed window, central heating radiator and tiled flooring and the room is open to...

### UTILITY ROOM

With further tiled flooring a central heating radiator and door to the side elevation. Fitted kitchen units with a stainless steel sink with taps and plumbing for a washing machine.

## FIRST FLOOR

### LANDING

Landing area with useful storage cupboard and access to the loft.

### BEDROOM

Double bedroom with room for a large bed and wardrobes. Double glazed window and a central heating radiator.

### EN-SUITE

En-suite bathroom with low flush W.c and hand wash basin in white. Shower housed within a glass screened cubicle.

### BEDROOM

Double bedroom to the rear elevation with a central heating radiator and double glazed window.

### BEDROOM

Double bedroom to the rear elevation with a central heating radiator and double glazed window.

### BEDROOM

A fourth double bedroom this one to the front elevation with a central heating radiator and double glazed window.

### BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with shower and screen over. Tiled flooring, double glazed window and central heating radiator.

### EXTERNAL

There is an integral garage with power and light which houses the boiler. To the front elevation a drive way and established lawn and shrubs. To the rear a large garden with two patio areas and extensive lawn.

