



**57 Newlands Grove, Northowram, Halifax, West Yorkshire, HX3 7HZ**  
**Asking Price £225,000**

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED COTTAGE with off-street parking located in Northowram, Halifax - HX3. With a driveway offering off-street parking, spacious lounge and kitchen, and within a popular village location, we expect this property to be popular with families looking for a property in the local area. Internally comprising; entrance porch, kitchen/dining room, lounge, cellar, three first floor bedrooms, bathroom and loft. Externally the property has a gated driveway and a good-sized garden to the front of the property. The property benefits from gas central heating and double glazing throughout is available to view immediately,

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

## GROUND FLOOR

### Kitchen/Dining Room



Open-plan kitchen/dining room with access to the cellar and a view to the front of the property.  
Offering a good range of matching units with complementary worktops.  
Space and electric for appliances - gas hob with overhead extractor, oven/grill, fridge/freezer, washing machine.  
The room offers space for a table with chairs also.

### Lounge



Spacious lounge with a central fireplace and a view to the front garden.  
Offering room for a large suite and a dining table as seen.

### Cellar

Cellar offering good storage space and power supply accessible via the kitchen/dining room.

## FIRST FLOOR

### Master Bedroom



Generous master bedroom with a view to the front and exposed overhead beams.  
Offering space for a double bed, wardrobes and dressing furniture.

### Bedroom



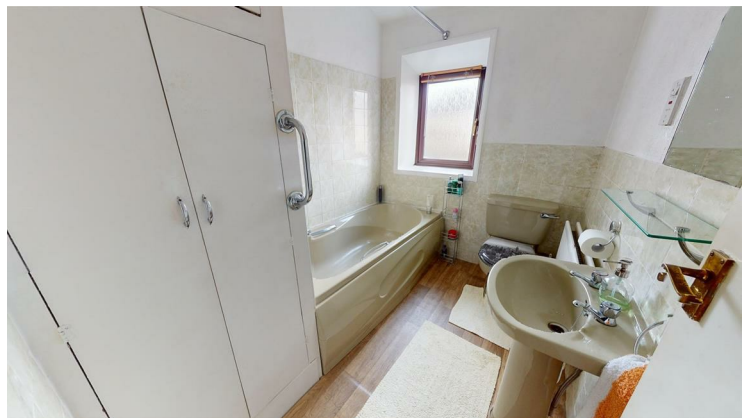
Second bedroom, a single room with a view to the front of the property.  
Offering space for wardrobes and dressing furniture.

### Bedroom



Third bedroom, a double bedroom with a view to the front of the property.  
With some fitted wardrobes and drawers, and space for a double bed.

### Bathroom



House bathroom with an airing cupboard and frosted glass window.  
With a matching suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



### Driveway



Gated driveway to the front of the property offering space for one car.

### Garden



Low-maintenance garden to the front of the property with gated entrance and central path to entrance porch. Mostly flagged and with boundary walls and hedging offering good privacy.

