



44 Newlands Grove, Northowram, Halifax, West Yorkshire, HX3 7HZ
Offers Over £235,000

A large and extended THREE BEDROOM SEMI DETACHED located in the ever popular village of Northowram. The property has off road parking to the front with a garage and paved garden to the rear.

Offered with no onward chain is this mature three bedroom family home. The property is ideally located for access to the shops, cafes, restaurants and highly regarded Primary School of the village whilst benefiting from the excellent transport links connecting the surrounding towns and cities. Viewing is highly recommended to appreciate the size and potential this splendid property has to offer.

EPC RATING - TBC

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE

Screened entrance area.

LOUNGE

Spacious main reception room with a large double glazed window, gas fire and central heating radiator. Stairs to the first floor.

DINING ROOM

Double glazed patio doors opening to the rear garden. Central heating radiator.

KITCHEN

Fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Useful storage cupboard, double glazed window and laminate flooring. Plumbing for a washing machine and gas point for cooker.

BATHROOM

Ground floor 'wet room' fitted with a shower, low flush WC and hand wash basin. Double glazed window.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Large double bedroom with a range of fitted wardrobes, double glazed window and central heating radiator.

BEDROOM

A second double bedroom with a range of fitted wardrobes, double glazed window and central heating radiator.

BEDROOM


A good size third bedroom with a double glazed window and central heating radiator.

SHOWER ROOM

A second bathroom to the property which benefits from a glass screened shower cubicle, hand wash basin and low flush WC. There are two double glazed windows and two central heating radiators.

EXTERNAL

To the front and side there is extensive paving providing ample off road parking and it leads to a large detached garage providing useful storage options. Paved rear garden.

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary 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 