



17 Chelsea View, Northowram, Halifax, West Yorkshire, HX3 7AJ
£225,000

Splendid THREE BEDROOM end of terrace located in an elevated position with stunning far reaching views to the front and extending garden to the rear. The property has been extended to create a fantastic family home and is well located to access the transport links connecting the surrounding towns and cities.

COUNCIL TAX BAND - B

EPC RATING - D

GROUND FLOOR

ENTRANCE HALL

Entrance area with a tiled floor and central heating radiator.

LOUNGE

Bay fronted lounge with a double glazed window looking on to stunning far reaching views. Feature fireplace with an inset gas fire. Central heating radiator.

DINING KITCHEN

A good size dining kitchen fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrate electric oven with ceramic hob and extractor fan over. Useful under stairs storage cupboard, laminate flooring, central heating radiator and door to the side porch.

SITTING ROOM

Part of the extension a pleasant sitting room with a double glazed window, sliding door to the rear garden and a central heating radiator.

SIDE PORCH

Useful double glazed side porch which provides a great space for storage and has a tiled floor.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with fantastic views over the valley. Built in mirrored wardrobes, fabulous original fire place, double glazed window and central heating radiator.

BEDROOM

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

BEDROOM


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

BATHROOM

Modern fitted bathroom suite in white comprising of a wc and hand wash basin set within a combination vanity unit and a bath with shower and screen over. Heated towel rail and double glazed window.

EXTERNAL

The property sits in an elevated position overlooking a picturesque valley. To the side there are useful storage options and to the rear an extending garden with patio and lawns offering some pleasant vantage points. There is also the potential to add a parking space at the very back of the 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		
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		
EU Directive 2002/91/EC 