



**36 Upper Hall View, Northowram, Halifax, HX3 7ET**  
**Offers Over £365,000**

Immaculately presented and ideally located is this **FOUR BEDROOM DETACHED** family home. The property sits in an elevated position on a popular residential street in the heart of Northowram. Benefits include four double bedrooms, a beautiful rear garden, off road parking and garage.

EPC RATING - D

COUNCIL TAX BAND - E

## GROUND FLOOR

### ENTRANCE HALL

Welcoming entrance hallway with oak flooring, central heating radiator and under stairs storage.

### WC

Ground floor cloakroom with a low flush wc and hand wash basin. Oak flooring and central heating radiator.

### LOUNGE

Spacious main reception room with a feature media wall with an electric log burn effect stove and black granite hearth. There are two central heating radiators, a double glazed window and a bay with French Doors which open to the rear garden.

### DINING ROOM

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

### KITCHEN

A modern fitted kitchen comprising of a range of fitted wall and base units in white with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob and extractor fan over. Oak flooring, central heating radiator and double glazed window.

### UTILITY ROOM

A useful utility area with fitted wall and base units with a work surface over. Plumbing for a washing machine, oak flooring, central heating radiator and door to the side elevation.

## FIRST FLOOR

### LANDING

Landing area with a storage cupboard and loft access to a partly boarded attic which is accessed by a pull down ladder.

### BEDROOM

Spacious master bedroom with a fitted wardrobe, central heating radiator and double glazed window.

### EN-SUITE

En-suite bathroom with low flush wc and hand wash basin in white. Shower housed within a glass screened cubicle. Double glazed window and central heating radiator.

### BEDROOM

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

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

### BATHROOM

Fitted three piece bathroom suite in white with a shower unit


and screen over bath. Tiled flooring, central heating radiator and double glazed window.

## GARAGE

Good size garage with useful overhead storage. There is power and light and a combi boiler.

## EXTERNAL

To the front there is a drive way which leads to the garage and provides off road parking. Steps lead to the front door. To the rear there is a splendid garden with patio, artificial turf and raised decking providing various vantage points to take advantage of the west facing rear. There is also a timber gazebo which can house a hot tub with the necessary electrics available.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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