



**14 Park View Avenue, Northowram, Halifax, West Yorkshire, HX3 7AW**  
**Asking Price £325,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME with spectacular views over Shibden Hall and the surrounding area located in Northowram, Halifax - HX3. With off-street parking via a single garage, a contemporary open-plan breakfast kitchen/dining area, four good-sized bedrooms and its close proximity to local schools, we expect this property to be popular with families seeking a home in the local area. Internally comprising; entrance hall, breakfast kitchen with open-plan dining area, lounge, wc, four first floor bedrooms, bathroom and loft. Externally the property has a generous garden to the rear complete with a viewing/decking area, a garden to the front complete with terrace area, and finally a single garage to the front of the property which has a power and water supply. The property is positioned close to the village of Northowram and within close proximity to road and rail links connecting the surrounding towns and cities.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

## GROUND FLOOR

### Breakfast Kitchen



The hub of this family home, generous open-plan breakfast kitchen with accompanying dining area.

Sitting to the rear of the property in the extension, with rear access point to the garden.

The kitchen centres around a breakfast bar and is fitted with a wide range of matching units with complimentary granite worktops.

Appliances include - gas hob with overhead extractor, a double gas oven and an electric grill, fridge/freezer, dishwasher, washing machine and sink with drainer.

### Dining Area



Open-plan from the Breakfast Kitchen is the dining area which accommodates a large table with chairs.

To the side of the dining area offers space for a small sofa resulting in sitting space for the room.

The dining area also has an accompanying WC.

### WC



Ground floor WC with wash basin and frosted glass window.

### Lounge



Well-presented lounge to the front of the property offering far-reaching views across the valley via the bay window.

The lounge centres around an electric modern fireplace and offers room for a large suite.

### Entrance Hall



Entrance hall with access to all ground floor rooms and first floor staircase.

## FIRST FLOOR

### Master Bedroom



Generous master bedroom to the front of the property with a far-reaching view over the neighbouring valley.

The master has full-length fitted mirrored wardrobes and can accommodate a large bed with side tables.

## Bedroom



Second bedroom, a further double room but with a view to the rear of the property.

The bedroom has full-length mirrored fitted wardrobes with sliding doors and can accommodate a large bed.

## Bedroom



Third bedroom, a further double bedroom with a view to the rear of the property.

Currently with a single bed, but with space for a larger bed and wardrobes.

## Bedroom



Fourth bedroom, a single room sharing the great view to the front.

Currently used as a home office but ideal for a potential child's bedroom.

## Bathroom



House bathroom with tiled walls and flooring with a matching white three-piece suite - bath with overhead shower, wc, wash basin.

## EXTERNAL



## Rear Garden



Generous tiered garden to the rear of the property accessible via the kitchen or from the side of the property.

The garden has a patio area leading from the house which can accommodate a table with chairs.

Further up is a central lawn, shrubs/bed area, greenhouse and garden shed.

Finally to the mid/top level of the garden is an ideal decked seating area with glass balustrades which sits alongside a garden summer house incorporating an electricity supply - a fantastic setting for taking in the views.

## Front Garden



Tiered front garden with side path/steps leading to the front door.

The garden has a bench area to the top, a shrubs area to the middle and a paved terrace to the middle.

The middle terrace offers space for a table with chairs and an ideal place for taking in the view.

## Garage



Garage to the front of the property sitting underneath the terrace area, this comes with a power and water supply.

The garage has an up-and-over door and offers off-street parking and good storage space.

