

**16 Windmill Drive, Northowram, Halifax, West Yorkshire, HX3 7DF**  
**Offers Over £240,000**

**\*\*\*TWO BEDROOM SEMI DETACHED BUNGALOW\*\*\*NO CHAIN\*\*\*HIGHLY DESIRABLE LOCATION\*\*\***

We are delighted to offer for sale this splendid property located in Northowram set on a large plot with impressive gardens, garage and off road parking.

We are excited to present to you a stunning semi-detached bungalow that's currently up for sale in the highly desirable village of Northowram. This property is a unique blend of style and comfort with its two spacious reception rooms, kitchen, shower room and two double bedrooms, each featuring built-in wardrobes. Externally the property sits on a large, corner plot with stunning gardens to three sides and has the potential to extend (subject to the necessary consents) to create further living space.

EPC RATING - D

COUNCIL TAX BAND - C

## GROUND FLOOR

### KITCHEN

Modern fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a sink and mixer tap. Integrated appliances include an electric oven with gas hob and extractor over, a fridge freezer and dishwasher. There is plumbing for a washing machine, laminate flooring, central heating radiator, double glazed window and UPVC entry door.

### DINING ROOM

A second reception room with a large double glazed window, laminate flooring and central heating radiator.

### LOUNGE

A large main reception space with a double glazed window, central heating radiator and feature inset gas fire within a decorative surround.

### INNER HALLWAY

Leading to the bedrooms and bathroom from the lounge with access to the loft and a useful storage cupboard.

### BEDROOM

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

### BEDROOM


A second double bedroom with a range of fitted wardrobes, central heating radiator and double glazed patio doors opening to the rear garden.

### BATHROOM

Modern and stylish fitted bathroom comprising of a low flush wc, hand wash basin and shower set within a curved glass screened cubicle. Vinyl flooring, central heating radiator and double glazed window.

### EXTERNAL

The property benefits from the most splendid gardens with ample space to enjoy summer days from various vantage points. Given the large corner plot, the property could be extended to create further living accommodation. There is a drive which leads to a detached garage which has power and light and doors to both front and side. The paved rear garden benefits from a timber shed.

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		
England & Wales EU Directive 2002/91/EC 