



40 Marldon Road, Northowram, Halifax, West Yorkshire, HX3 7BP
Offers Over £250,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located in Northowram, Halifax. With gardens to the both front and back, potential to extend the property to the side (STPC), and its close proximity to local schools, we expect this property to be popular with families looking for a property in the area. Internally comprising; entrance hall, kitchen, dining room, lounge, three first floor bedrooms, bathroom and loft. Externally the property has a single garage, a tiered garden to the front, a lawned garden to the rear, and a patio/terrace to the side of the property which could be used to extend onto if preferable (STPC). The property benefits from central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR



Kitchen



Kitchen to the rear of the property with a view and access to the garden.

With a pantry cupboard, a wide range of matching units with complementary worktops, and tiled splashbacks.

Appliances include - electric hob with overhead extractor, oven/grill, fridge/freezer, dishwasher, sink with drainer.

If preferable, other properties on the street have combined the kitchen and dining room to create an open-plan space.

Lounge



Generous lounge to the front of the property offering an abundance of natural light and a far-reaching view over Shibden Valley.

Centred around a gas fireplace with ample room for a large suite as seen.

Dining Room



Dining room to the rear of the property with a view to the garden.

Centred around an inset electric fireplace with ample room for a table with chairs.

FIRST FLOOR

Primary Bedroom



Primary bedroom to the front of the property offering a far-reaching view over the valley.

Fitted with a good range of matching white fitted wardrobes leaving space for a large bed with side tables.

Bedroom



Second double bedroom, with a view to the rear garden. Offering space for a large bed, side tables and wardrobes.

Bedroom



Third bedroom, a single room to the front of the property with a storage closet and a share of the view. Ideal for a child's bedroom or home office for those working remotely.

Bathroom



House bathroom with airing cupboard and matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Garden



Good-sized garden to the rear of the property offering an ideal sun-trap. Mostly lawned with mature plants/shrubs surrounding with boundary fencing. Also offering space for a garden shed to the top corner as seen.

Patio



Generous flagged patio to the side of the property with access via the front or the kitchen. Offering an ideal space for outdoor entertaining whilst taking in the fantastic view (pictured). Neighbouring properties have extended onto this part of the plot, offering potential to do so for a prospective buyer (STPC).


Front



Tiered gardens to the front of the property with path and railings leading to the front door. Offering space for flowerbeds, shrubs and leading down to the single garage.

Garage



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 