



41 Hill View Gardens, Northowram, Halifax, West Yorkshire, HX3 7BT
£225,000

HAMILTON BOWER are pleased to offer for sale this THREE BEDROOM SEMI DETACHED property located in the popular residential area of Northowram, Halifax. With its cul-de-sac location with stunning far reaching views, off-street parking and detached garage, we expect this property to be popular with families looking for a home in the local area.

Internally comprising; Ground floor - Entrance hall, kitchen, dining room and living room. First floor - Master bedroom, two further bedrooms, house bathroom and loft. Externally the property has two driveways that combined can accommodate at least three cars, a detached garage, large enclosed garden to the rear and a garden to the front. The property benefits from gas central heating and double glazing throughout, and has far-reaching views over the neighbouring valley.

TO VIEW CONTACT HAMILTON BOWER TODAY !!

COUNCIL TAX BAND - C

EPC RATING - C

GROUND FLOOR

Entrance Hall

Entrance hall to front with access through to living room and kitchen.

Kitchen

9'10" x 7'8" (3m x 2.36m)

Cooking kitchen to rear of property with pantry cupboard and door to side.

The kitchen is fitted with matching wall and base units, hob with oven/grill, sink with drainer.

Living Room

11'9" x 11'9" (3.6m x 3.6m)

Open-plan living room with squared entry through to dining room.

The living has a central fireplace and space to accommodate a large suite as seen.

Dining Room

9'10" x 9'5" (3.01m x 2.88m)

Dining room open-plan to living room with view to rear garden.

The dining room can accommodate a table and chairs as seen.

FIRST FLOOR

Master Bedroom

11'11" x 11'0" (3.64m x 3.36m)

Master bedroom with far-reaching views over the valley.

The room can accommodate a large bed and bedroom furniture.

Bedroom

9'11" x 9'11" (3.03m x 3.03m)

Second double bedroom, overlooking the rear with space for dressing and bedroom furniture,

Bathroom

House bathroom with matching three-piece suite as seen - bath with overhead shower, wc, wash basin & towel rail.

Bedroom

9'0" x 6'4" (2.75m x 1.95m)

Third bedroom, a smaller single which can be utilised as an office if preferable.

EXTERNAL

External

Front elevation of semi-detached property with driveway leading to garage.

Rear Garden

Good-sized garden to the rear with enclosed hedging and raised deck area.

The garden is lawned with surrounding shrubs and views over the valley.

Garage


Single garage to top of driveway fitted with up and over garage door, power and lighting.

Front Garden

Tiered garden to front with shrubs and driveway to front.

Driveway

The property has two driveways to the front, the first is flat and can accommodate two cars, and the second leading to the garage to side with space for at least two cars.

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 