



**1 Hall Lane, Northowram, Halifax, West Yorkshire, HX3 7SN**  
**Offers Over £400,000**

Rare to the market is this magnificent **FOUR BEDROOM** period property located in the highly desirable village of Northowram. A true family home, the semi detached residence boasts a wealth of original features, high quality fixtures and fittings, spacious room sizes and parking.

Hall Lane is a pleasant tree lined road with views on to open fields in the village of Northowram and within close proximity to the local shops, cafes and Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities.

EPC RATING - D

COUNCIL TAX BAND - E

## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed through a composite stable door in to a welcoming hallway with luxury vinyl flooring and central heating radiator. Stairs to the first floor.

### CLOAKROOM W.C

Furnished with a two piece suite in white comprising low flush W.c and pedestal wash hand basin. Central heating radiator, double glazed window and luxury vinyl flooring.

### UTILITY ROOM

Located off the hallway, a useful utility room housing the combi boiler and providing plumbing for a washing machine.

### DINING KITCHEN

18'0" x 17'1" (5.49 x 5.21)

Spectacular open plan dining kitchen, the hub of this family home, the focal feature being an exposed brick chimney breast with log burning stove with exposed arch behind within the kitchen area. Modern fitted wall and base Shaker style units to three sides with an oak work surface over. Integrated double electric oven, induction hob with extractor fan over, wine cooler and dishwasher. There are two large double glazed windows and a further feature porthole window. The room is complemented by high quality oak effect vinyl flooring. Open to...

### SNUG

12'8" x 10'3" (3.88 x 3.14)

A large reception room which could be used as a more formal dining space, office or sitting room. Two double glazed windows, central heating radiator and wood effect luxury vinyl.

### LOUNGE

15'1" x 8'6" (4.61 x 2.61)

The focal point of this more formal lounge is the splendid stone fireplace surround and hearth housing the log burner. There are an abundance of original period features, a central heating radiator and being located to the rear of the property the room enjoys views over surrounding fields. There is a useful under stairs study/storage area.

### BEDROOM FOUR/OFFICE

9'7" x 9'2" (2.93 x 2.80)

Currently utilised as an office space the room could form a fourth bedroom or further reception space. Double glazed window, central heating and vinyl flooring.

## FIRST FLOOR

### LANDING

With central heating radiator and pull down ladder accessing the useful loft space. A window to the rear elevation once again takes advantage of the pleasant outlook.

## BEDROOM ONE

14'4" x 11'2" (4.37 x 3.41)

A good size master bedroom with double glazed window offering fantastic views. Central heating radiator and vinyl flooring. Glazed panelled double doors give access to:-

### EN-SUITE

Fitted with a large walk in shower area with glass panelled sliding door and thermostatic controlled shower, low flush W.c and hand wash basin in white. Tiled flooring, double glazed window and traditional heated towel rail radiator.

## BEDROOM TWO

13'5" x 8'7" (4.1 x 2.62)

Double bedroom with central heating radiator, double glazed window and built in wardrobe.

## BEDROOM THREE

13'1" x 8'11" (3.99 x 2.74)

With views over the open aspect, a further double bedroom with central heating radiator and double glazed window.

## BATHROOM

8'4" x 5'0" (2.56 x 1.53)

Furnished with a stylish contemporary three piece suite in white comprising of panelled bath with shower and screen over, low flush W.c and hand wash basin sat . There is vinyl flooring, tiled surrounds, heated towel rail radiator and airing cupboard.

## EXTERNAL



The gardens to the front are predominantly stone flagged with raised flower beds and pebbled areas. There is built in stone seating and a stone outbuilding providing ample storage. Access to the gardens are via an impressive stone arch with electrically operated wrought iron sliding gate. On the other side of the archway and gate is additional land belonging to the property providing parking and a bin store.

