



**17 Mulberry Way, Northowram, HX3 7WJ**  
**Asking Price £300,000**

Located on the ever popular and highly desirable Arboretum development in Northowram, is this well presented and spacious FOUR BEDROOM SEMI DETACHED property. Set over three floors, this family home offers generous room sizes and will suit a variety of potential purchasers.

Mulberry Way is ideally positioned on the prestigious Arboretum development 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 - C

COUNCIL TAX BAND - D

## GROUND FLOOR

### ENTRANCE HALL

Pleasant entrance hallway with laminate flooring, under stairs storage, central heating radiator and double glazed window.

### INTEGRAL GARAGE

Accessed via the hallway internally and an up and over door to the front elevation an integral garage providing useful storage and parking options.

### W.C./SHOWER ROOM

Ground floor shower room with mains operated shower within glass screened cubicle. Low flush W.c, hand wash basin, stylish tiled flooring, central heating radiator and double glazed window.

### BEDROOM

Ground floor bedroom with double glazed French Doors leading to the rear garden. Laminate flooring and central heating radiator.

## FIRST FLOOR

### LANDING

Light and spacious landing area with two double glazed windows and a central heating radiator.

### LOUNGE

Good size main reception room with two double glazed windows and French Doors to a Juliet Balcony. Central heating radiator. Double internal doors lead to...

### DINING KITCHEN

Well appointed dining kitchen fitted with a range of high gloss wall and base units with contrasting oak work surface over to three sides incorporating a stylish sink and mixer tap. There are a number of integrated appliances which include a fridge freezer, dishwasher, double electric oven and an induction hob. There is ample space for a dining table, luxury vinyl flooring, a central heating radiator and double glazed window.

## SECOND FLOOR

### LANDING

Landing area with loft access, double glazed window and central heating radiator.

### BEDROOM

Double bedroom to the front elevation with space for wardrobes, a double glazed window and central heating radiator.

### EN-SUITE

Low flush W.c and hand wash basin in white on a vanity unit. Shower cubicle housing mains operated shower. Double glazed window and central heating radiator.

### BEDROOM

Double bedroom to the rear elevation with double glazed window and central heating radiator.

### BEDROOM


To the rear elevation with double glazed window and central heating radiator.

### BATHROOM

Modern three piece bathroom suite in white. Vinyl flooring and central heating radiator.

### EXTERNAL

Drive way leading to the garage to the front and enclosed garden with lawn and patio to the rear.

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			
		75	
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 