



113 Hough, Northwram, Halifax, West Yorkshire, HX3 7DE
Offers Over £250,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW located in the heart of Northwram, Halifax - HX3. With off-street parking for two cars, living room with accompanying conservatory, and within close proximity to local schools we expect this property to be popular with family or downsizing buyers. Internally comprising; entrance porch, entrance hall, lounge, conservatory, breakfast kitchen, ground floor primary bedroom, ground floor wc, two first floor bedrooms and a house bathroom. Externally the property has low-maintenance gardens to the front and rear, a detached single garage and finally a driveway offering off-street parking.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance



Entrance porch to the front of the property offering space for a coat and shoe store.

Offering power for some appliances and with access through to the entrance hall.

Lounge



Spacious lounge to the rear of the property with doors through to the conservatory, Centred around an gas fireplace with ample room for a large suite as seen.

Conservatory



Conservatory to the rear of the property with access from the lounge and to the garden via double doors.

The conservatory is ideal for extra living space, or potentially a dining room if preferable.

Breakfast Kitchen



Breakfast kitchen to the rear of the property with a view to the garden,

The kitchen is fitted with a good range of matching wooden units with complementary black worktops and tiled splashbacks. Appliances include - fridge/freezer, sink with drainer, gas hob

with overhead extractor, electric oven, space for washing machine and dryer.

The kitchen offers space for a breakfast table with chairs as seen.

Primary Bedroom



Ground floor primary bedroom with a view to the front of the property.

The primary has full-length fitted wardrobes and ample space for a large bed with side tables.

WC



Ground floor WC with wash basin and frosted glass window.

FIRST FLOOR

Bedroom



First floor double bedroom with a view to the rear of the property.

Offering space for a large bed, side tables and wardrobes.

Bedroom



Third bedroom, a double room with a view to the front of the property.
Offering space for a bed, side tables and wardrobes.

Bathroom



House bathroom with tiled walls/flooring and frosted window to the rear.
Fitted with a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Front



Front garden running alongside the driveway which offers off-street parking for multiple cars.

Rear



Good-sized low-maintenance garden to the rear of the property with side access or access via the conservatory.
The garden is mostly flagged, offers a decked patio area, small shrubs area and external store.

EPC RATING - D

