



1 Hill View Gardens, Northowram, Halifax, West Yorkshire, HX3 7BT
Offers Over £300,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD CHAIN this EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Northowram, Halifax - HX3. With scope to modernise and extend (STPC), a detached double garage with off-street parking, and within close proximity to local schools, we expect this property to be popular with families seeking a home in the local area. Internally comprising; entrance hall, kitchen, lounge, dining room, wc, utility room, three double first floor bedrooms, a single bedroom, shower room with wc, bathroom and loft. Externally the property has gardens to three sides featuring an allotment area, a detached double garage, and finally off-street parking via the driveway. The property is being offered with no onward chain, has gas central heating and double glazing throughout, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance



Entrances to the side and front of the property, the side being via double doors to the garden. The side entrance hall is ideal for seating in the garden and has a small hallway and WC.

Kitchen



Kitchen to the rear of the property with doors through to the dining room. The kitchen has a good range of matching wood units with complementary worktops and tiled splashbacks. Space for appliances - fridge/freezer, sink with drainer, free-standing oven/grill/hob, washing machine. If preferable, the kitchen and dining rooms could be combined to create an open-plan dining kitchen (STPC).

Dining Room



Dining room to the rear of the property with a view to the garden. Accessible via the kitchen and side hallway with ample room for a good-sized dining table with chairs. If preferable the dining room could serve as a second living room.

Lounge



Spacious lounge to the front of the property with far-reaching views over the neighbouring Yorkshire hills. Centred around a gas fireplace with ample room for a two/three-piece suite as seen.

Utility Room



Utility room leading off the entrance hall via sliding doors. Offering power supply for appliances, and currently housing the boiler with some fitted units.

WC

WC leading off the entrance hall with accompanying wash basin.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a far-reaching view to the front of the property over the neighbouring valley. Offering ample room for a large bed, side tables and wardrobes.

Bedroom



Second bedroom, a further double bedroom with a view to the rear garden. Offering full-length fitted wardrobes, space for a double bed with side tables.

Bedroom



Third bedroom, a double room with dual-aspect view to the front and side of the property. With a storage closet, space for a double bed with side tables and wardrobes.

Bedroom



Fourth bedroom, a single room with a view to the front of the property. With a storage closet, space for a single bed and dressing furniture.

Bathroom



Bathroom with frosted window, bath, fitted units and tiled splashbacks.

Shower Room



First floor shower room with three-piece suite - corner shower, wc, and wash basin.

EXTERNAL



Side Garden



Well-presented garden to the side of the property, with gated access from the front and rear or via the side entrance. With a central lawn, tiered beds and offering an ideal area to take in the views.

Rear Garden


Garden to the rear, raised to the rear of the property with gated access to the side from the driveway. Offering flowerbeds/allotment area with greenhouse, or scope to change into a lawned/decking area if preferable.

Drive & Garage



Driveway to the rear/side of the property with off-street parking for multiple cars.

Leading to the detached double garage which has an electric door and power supply.

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		
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