



40 Daleson Close, Northowram, Halifax, HX3 7JF
£250,000

A well positioned THREE BEDROOM dormer bungalow on the ever popular Daleson Close in the heart of Northowram village available with NO ONWARD CHAIN. The property has recently commenced a series of major improvements which include a new roof, new windows and bathroom and offers a fantastic opportunity to add the finishing touches to create the ideal home.

EPC RATING - D

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE

Entrance area with a central heating radiator and open to the dining area. There is access to an under house cellar area with restricted head height but providing useful storage space.

DINING ROOM

Spacious second reception room which could comfortably accommodate a dining table and additional furniture. The main area has a Parquet style floor, central heating radiator, a double glazed window and French doors opening to the conservatory.

CONSERVATORY

A pleasant double glazed conservatory located to the rear of the property and overlooking the garden. Fixed electric wall heater and door providing access to the garden.

LOUNGE

Generously sized main reception space with a large double glazed bay window allowing the room to flood with natural light. Feature gas fire, on a metal style hearth with a wooden mantelpiece. Two central heating radiators.

KITCHEN

Positioned to the front of the property a kitchen that creates a highly functional space owing to the "U" shaped design comprising of wall and base units and laminated work surfaces with an integrated hob, integrated oven, plumbing for a washing machine, splashback tiling, vinyl flooring, two double glazed windows to the front and side elevations, space for a fridge and a stainless-steel sink with stainless steel mixer tap.

BEDROOM

Ground floor double bedroom with fitted wardrobes, double glazed window and a central heating radiator.

EN-SUITE WC

Conveniently positioned off the main bedroom with a low flush wc and hand wash basin.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Double bedroom with two double glazed windows, central heating radiator and large built in cupboards providing ample storage options.

BEDROOM


Good size third bedroom with two double glazed windows and central heating radiator.

BATHROOM

Modern and recently installed three piece bathroom suite in white comprising of a bath with shower and screen over, hand wash basin and low flush wc. Heated towel rail, double glazed window, laminate flooring and built in storage cupboard.

EXTERNAL

To the front of the property is a well presented lawned garden with a flowerbed border. To the side of the property a tarmac driveway provides parking for two cars. To the rear of the drive is a garage, currently used for additional storage space. To the rear of the property is a charming patio garden offering a private seating area with an assortment of mature and established plants and shrubs.

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		
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		
EU Directive 2002/91/EC 