



7 Hill View Gardens, Northowram, Halifax, West Yorkshire, HX3 7BT Offers In Excess Of £260,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD CHAIN this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet development in Northowram, Halifax - HX3. With a detached single garage, open-plan living and a generous garden to the rear of the property, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising: kitchen, lounge, dining room, two double bedrooms, single bedroom, bathroom and loft. Externally the property has a generous garden with patio area to the rear, a tiered garden to the front and a detached single garage. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen



Contemporary kitchen to the rear of the property with side access and a view to the garden. The kitchen is fitted with a wide range of matching white gloss units with complementary worktops and splashbacks. Appliances include - tower unit with oven/grill, microwave, electric hob with overhead extractor, fridge/freezer, dishwasher, sink with drainer.

Lounge



Generous lounge to the front of the property with an abundance of natural light and far-reaching views. Open-plan to the dining room and with ample room for a large suite and office space as seen.

Dining Room



Open-plan dining room the rear of the property with double doors onto the rear garden/patio. The room offers ample room for a table with chairs, and has a serving area through from the kitchen.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with a

far-reaching view.

With full-length fitted wardrobes and ample space for a large bed, side tables and dressing furniture.

Bedroom



Second bedroom, a further double bedroom with a view to the rear garden.

Fitted with wardrobes and offering ample room for a double bed with side tables.

Bedroom



Final bedroom, a single room to the front of the property with a share of the view.

With a fitted storage cupboard and space for a single bed - ideal for a child's bedroom or home office.

Bathroom



House bathroom with frosted glass window and matching white three-piece suite - bath with overhead shower, wc, wash basin.

EXTERNAL



Rear



The property benefits from having a large garden to the rear of the property, accessible via the dining room doors or via the kitchen side access.

With a flagged patio area leading from the rear, and two larger tiered lawn areas to the middle and top.

Given the size of the garden, the property offers potential to be extended to the rear (STPC) whilst still keeping a large garden.

Front



Tiered garden to the front of the property with a flagged area and tiered shrubs area leading alongside the path to the front.

Garage

Single detached garage to the front of the property with up-and-over door.

The garage offers off-street parking, ideal storage space and a power supply.

Views



