



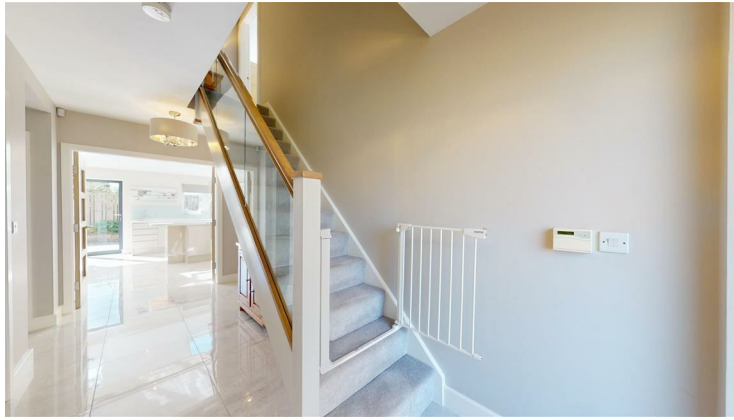
**The Beeches, 3 Crimond Close, Northowram, Halifax, West Yorkshire, HX3 7DR**  
**Asking Price £650,000**

HAMILTON BOWER are pleased to offer FOR SALE this substantial and well-presented FIVE BEDROOM DETACHED FAMILY HOME located on a private development in Northowram, Halifax - HX3. Featuring an open-plan dining kitchen, bi-folding doors to a south facing garden, generous bedrooms across three floors, and within close proximity to sought-after local schools, we expect this property to be popular with family buyer seeking a home in the area. Internally comprising: spacious entrance hall, cloakroom, open-plan dining kitchen with sitting area, lounge, utility room, wc, three first floor double bedrooms including master suite, en-suite bedroom and a further bedroom, two second floor bedrooms and a house bathroom. Externally the property has multiple off-street parking spaces, a single garage with electric door, and a well-presented low-maintenance garden to the rear complete with patio. The property benefits from under floor heating on the ground floor, each room independently zoned, with the first & second floor have radiators/towel rails on an independent system. Also fitted is a full security alarm system and electric garage door and skylight windows.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR



Spacious entrance hall with access to lounge and open-plan kitchen.

Staircase with glass balustrade to first and under floor heating on the ground floor, each room independently zoned.

### Dining Kitchen



The hub of this family home, open-plan south-facing dining kitchen with sitting area to the rear of the property.

With under-floor heating throughout, electric skylight windows allowing for good natural lighting, and finally bi-folding doors to the rear garden.

The kitchen is fitted with a wide range of matching gloss units with complementary Corian worktops and glass splashbacks.

Appliances include - induction hob with extractor, double bosch oven/grill and bosch microwave, integrated fridge/freezer, dishwasher and sink with boiling water tap and drainer.

The accompanying utility room offers space and power for further appliances and kitchen overflow.

### Dining/Sitting Area



Open-plan from the kitchen is the dining/sitting area with south-facing bi-folding doors to the garden.

Offering generous space for a large table with chairs and an L-shaped sofa as seen.

## Lounge



Spacious lounge to the front of the property with bay window view.

The room centres around a wood-burning stove with stone hearth, mounted beam and alcoves.

Offering ample room for a large suite as seen.

## Utility Room



Utility room with access through from the kitchen and a separate side access point.

Fitted with a range of matching units from the kitchen, sink with drainer, and power/plumbing for a washing machine and dryer.

## WC



Ground floor WC with wash basin and frosted glass window.

## FIRST FLOOR

### Master Suite



Generous master bedroom suite with a view to the front of the

property and accompanying dressing area with sliderobe walk-in wardrobe and full five-piece en-suite bathroom.

The bedroom has wall-panelling and offers space for a large bed with side tables and dressing furniture.

Full-length sliderobes with mirrored doors are fitted in the dressing room, with further space for a dressing table.

### En-Suite



Master en-suite with tiled flooring and dual-frosted windows to the rear of the property.

Fitted with a contemporary five-piece suite as seen - freestanding tub bath, walk-in rain shower, wc, wash basin and heated towel rail.

### Bedroom



A further double bedroom with en-suite to the first floor, with a view to the rear elevation.

Offering ample space for a large bed with side tables and wardrobes as seen.

### En-Suite



Three-piece en-suite bathroom with tiled flooring and splashbacks.

Suite fitted - corner shower, wc, wash basin and heated towel rail.

### Bedroom



Third double bedroom to the first floor, with a view to the front elevation.

With ample room for a large bed with side tables and wardrobes.

### SECOND FLOOR

#### Bedroom

Second floor double bedroom with south-facing skylight window to the rear of the property.

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

#### Bedroom



Fifth bedroom, a further double bedroom with dual-aspect skylight windows to the front and rear.

Offering space for a large bed with side tables and included two fitted wardrobes with storage area cupboard fitted out under the eaves for storage.

#### Bathroom



Second floor house bathroom with skylight window and three-piece suite - bath with overhead shower, wc and wash basin.



## EXTERNAL



## Rear Garden



Private south-facing garden to the rear of the property with side access and access from the bi-folding kitchen doors.  
A great sun-trap with a large patio area offering an ideal space for outdoor seating and barbecue area.  
A timber summer house/shed is situated to the side of the property with flagged area to rear of this.

## Front



Block-paved driveway to the front of the property offering parking for three cars.  
The property has a small lawn to the side of the driveway, and a single garage offering further parking/storage.

