



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.

