



**Listers View, 17 Hough, Northowram, Halifax, HX3 7AP**  
**Offers Over £585,000**

Unexpectedly re-marketed and offered with NO ONWARD CHAIN following fall through in lower chain!  
**\*\*\*VIEWING ESSENTIAL\*\*\*** A fabulous detached residence located in an elevated position in Northowram with stunning views across the valley. The property provides spacious family accommodation with splendid gardens and ample off road parking.

Lister's View is a truly individual detached property nestled into the hill side off The Hough in Northowram and offers a rare opportunity for a growing family or multi-generational set up to acquire such a splendid residence. Currently configured as a **FOUR BEDROOM** family home which includes a semi-self contained area to the second floor, the property has the potential to reconfigure in to a spectacular and vast home which would suit a variety of purchasers.

The property benefits from low running costs due to the fitted solar panels (with feed in tariff from utility company providing an additional income) to the roof and the air source heat pump which combine to provide heating and hot water. In addition there is a feature multi fuel burning stove in the lounge giving a cosy and homely feel to the main reception space.

Externally there are splendid gardens which are framed by established plants, trees and woodland and provide various areas to enjoy the setting and the enviable views across the valley. Patio and decking areas make this the perfect space for entertaining guests. There are two garages (one of which can be accessed from inside the property) and two garden sheds all having power and light. Numerous vehicles can be accommodated on the drive way and in the garages if required.

The property is ideally located close to the heart of the village of Northowram and its many amenities, Primary school and doctors surgery and is well connected to Halifax Town Centre and the surrounding road and rail network. The Shibden Valley is on the doorstep with wonderful scenery and picturesque walking routes which give this wonderful home the ideal balance between convenient location and semi-rural setting.

**EPC RATING - D**

**COUNCIL TAX BAND - F**

## GROUND FLOOR

### ENTRANCE

Pleasant entrance area with Herringbone style Amtico flooring. Central heating radiator and access to the integral garage.

### DINING KITCHEN



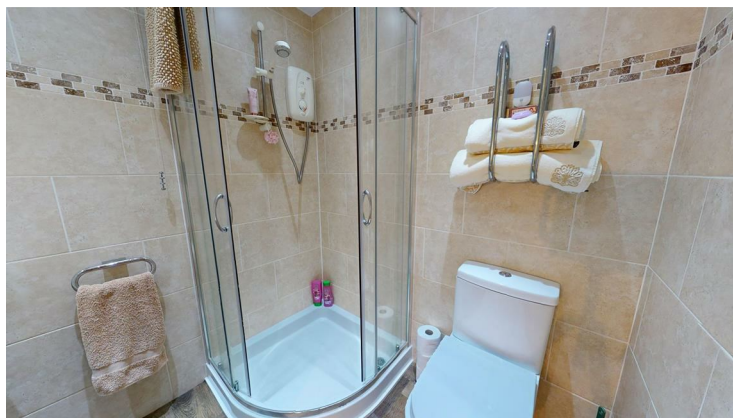
The Amtico flooring continues through to a spacious dining kitchen with a double glazed window looking out on to the far reaching views. There are fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. A feature electric Range Cooker takes pride of place and accompanies other integrated appliances including a dishwasher, microwave and an 'American style' fridge freezer which fits perfectly within the kitchen units. The room can comfortably accommodate a large dining table making this the perfect entertaining space.

## CONSERVATORY



A large conservatory to the side elevation with doors leading to a patio at the front and again benefiting from the views.

## SHOWER ROOM



Ground floor shower room comprising of a low flush W.c, hand wash basin sat on a vanity unit and a shower within a curved glass screened cubicle. Amtico flooring.

## INTEGRAL GARAGE

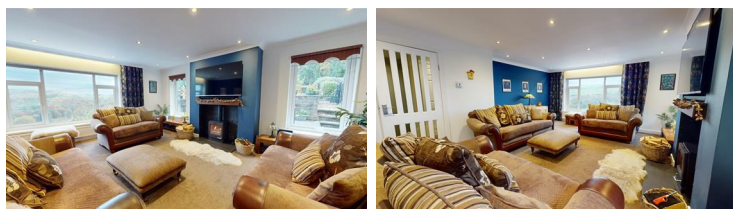
Large garage with electric powered up and over door to the front elevation. There is plumbing for a washing machine and the garage is used for storage and as a utility room, but could comfortably accommodate a vehicle. The controls for the Air Source Heat Pump are located within the garage.

## FIRST FLOOR

### LANDING

Central heating radiator.

### LOUNGE



Large main reception room with a double glazed window to the front offering a stunning and far reaching view. There are two further double glazed windows and sliding doors which allow the room to flood with natural light. A feature multi fuel burning

stove sits within a chimney breast. Two central heating radiators and a large storage cupboard.

## BEDROOM



Double bedroom to the front elevation with a range of fitted wardrobes, Central heating radiator and a double glazed window looking on to the view.

## DRESSING ROOM

A generously sized dressing area which could be converted to form an en-suite bathroom.

## BEDROOM



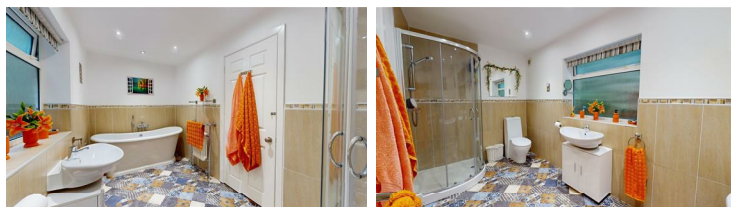
Double bedroom with fitted mirrored wardrobes, central heating radiator and a double glazed window.

## BEDROOM



A third first floor double bedroom, to the front elevation and enjoying the fantastic views with a central heating radiator, fitted wardrobes and a double glazed window.

## BATHROOM



A fabulous bathroom fitted with a four piece suite in white comprising of a low flush W.c, hand wash basin sat on a vanity unit, a shower within a curved glass screened cubicle and a free standing roll top bath. The room is finished with stylish vinyl flooring, a heated traditional towel rail and a double glazed window.

## SECOND FLOOR

### LOUNGE



A pleasant and light room with double glazed windows to three sides. Open to a hallway, there are three central heating radiators.

### UTILITY



Fitted wall and base units to three sides. Double glazed window, vinyl flooring and central heating radiator.

## BEDROOM



A large double bedroom fitted with a range of wardrobes and a dressing table. There are two double glazed windows and a central heating radiator.

## BATHROOM



Bathroom fitted with a four piece suite comprising of a low flush W.c, hand wash basin, a shower within a glass screened cubicle and a corner bath. The room benefits from a storage cupboard and is finished with stylish vinyl flooring, a central heating radiator and a double glazed window.

## EXTERNAL



The property sits on a large plot with established gardens and ample off road parking for several vehicles. In addition to the integral garage there is a further garage which is accessed from the sloping shared drive way. There are various vantage points to enjoy the wonderful views with patio areas to both front and side. Further to the rear of the plot, there is a decking area and two garden sheds which have the benefit of power and light..

