



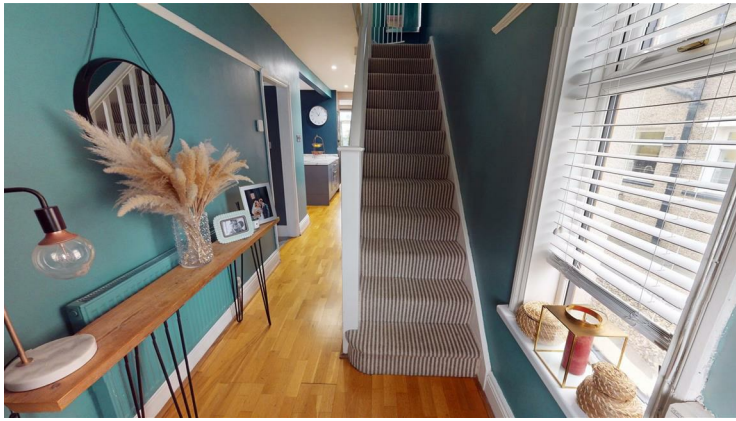
10 Newlands Grove, Northowram, Halifax, West Yorkshire, HX3 7HZ
Asking Price £289,950

HAMILTON BOWER are pleased to offer for sale this well-presented EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME located in a popular location in Northowram, Halifax - HX3. With an extended open-plan dining kitchen to the rear, off-street parking for multiple cars, and within walking distance to the sought after local primary school, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hall, lounge, dining kitchen, two double bedrooms and a further single, bathroom and loft. Externally the property has a good-sized garden, driveway, and a detached single garage. The property benefits from gas central heating and double glazing throughout, has been re-insulated in the loft and ground floor, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hall



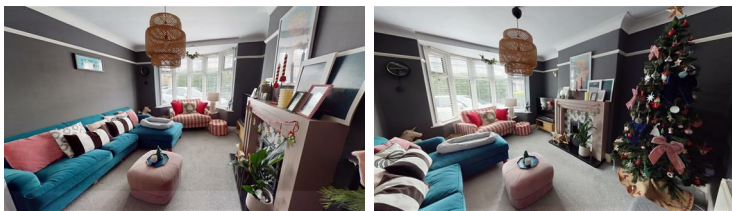
Entrance hall with hard-wood flooring leading through to the open-plan dining kitchen. Offering space for a coat and shoe store, with side window allowing for good natural light.

Dining Kitchen



The hub of this family home - open-plan dining kitchen sitting in the extended rear of the property. With laminate wood flooring throughout, french doors to the garden, a gas fireplace and central breakfast bar. The kitchen is fitted with a good range of matching units with complementary worktops and upstands. Appliances include - range cooker with overhead extractor, free-standing fridge/freezer, integrated dishwasher, washing machine, dryer, sink with drainer.

Lounge



Spacious lounge to the front of the property with a bay window view. The lounge centres around a gas fireplace and offers good space for a large suite as seen.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the front of the property. The primary offers ample space for a large bed, side tables and full-length wardrobes as seen.

Bedroom



Second bedroom, a further double room with a view to the rear of the property. Offering ample space for a large bed, side tables and full-length wardrobes as seen.

Bedroom



Third bedroom, a single room with a view to the front of the property - ideal for a child's bedroom or home office as seen.

Bathroom

Modern house bathroom with frosted glass window, vinyl flooring and tiled walls. The bathroom is fitted with a matching four-piece suite - corner shower, bath, wc, wash basin and towel rail.

EXTERNAL



Rear



Good-sized garden to the rear of the property with access via the side of the property or via the french doors from the dining kitchen.

The garden is split into two tiers - a raised decking area ideal for outdoor seating and entertaining, and a lower tier lawn with boundary shrubs.

Front



Driveway to the front/side of the property offering parking for a minimum of two cars.

The driveway has high hedging offering good privacy, and to the end a detached single garage.

