



**2 Greencroft Avenue, Northowram, Halifax, West Yorkshire, HX3 7EP**  
**£410,000**

Internal viewing is essential to appreciate the stunning renovation which has been carried out on this THREE BEDROOM, THREE BATHROOM, SEMI DETACHED, DORMER BUNGALOW located on the highly desirable Greencroft Avenue in the village of Northowram. Available with no onward chain, the property offers 'turn key' accommodation and would suit a variety of potential buyers.

EPC RATING - E

COUNCIL TAX BAND - C

Greencroft Avenue is a pleasant and popular cul-de-sac in the much sought after village of Northowram. Located close to the village amenities, Primary School and transport links connecting the surrounding towns and cities, the property has undergone a programme of extensive modernisation to now offer the most splendid residence. High end fixtures and fittings have been used throughout to create a home with the wow factor. The property comprises of entrance hall, lounge, dining kitchen, utility room, ground floor W.c and three bedrooms (one to the ground floor) all en-suite with vast under house storage areas which are accessed from the rear garden. Furthermore there is ample off road parking and a double garage and a magnificent enclosed rear garden with patio and artificial grass.

## GROUND FLOOR

### HALLWAY

Good size entrance area with oak effect 'herringbone style' LVT flooring. Central heating radiator and under stairs storage.

### LOUNGE

Spacious lounge with a double glazed window and a central heating radiator.

### DINING KITCHEN

A stunning kitchen diner fitted with a range of wall and base units to two sides and substantial island. Integrated appliances include an electric oven, feature extractor, microwave, induction hob, dishwasher and fridge freezer. There is ample room for a dining table, two central heating radiators, two double glazed windows and oak effect 'herringbone style' LVT flooring.

### UTILITY ROOM

A well fitted utility space, again with oak effect 'herringbone style' LVT flooring, fitted units and work surface to one side incorporating a sink and mixer tap, space for a washing machine, a central heating radiator and double glazed window.

### WC

Ground floor W.c comprising of a low flush toilet and a hand wash basin on a vanity unit. oak effect 'herringbone style' LVT flooring and an LED mirror.

### BEDROOM

Ground floor double bedroom with a double glazed window and a central heating radiator.

### EN-SUITE

En-suite shower room fitted with a low flush W.c, hand wash basin on a vanity unit and a shower set within a glass screened cubicle with sliding door. The room has a double glazed window, LED mirror and heated towel rail and is finished with stylish brushed brass effect accents.

## FIRST FLOOR

### LANDING

### BEDROOM

A large double bedroom with ample space for wardrobes. Double glazed window and a central heating radiator.

### EN-SUITE

Fitted three piece bathroom suite in white with brushed brass effects, comprising of a low flush W.c, hand wash basin on a vanity unit and a bath with shower and screen over. Velux window, LED mirror and a heated towel rail.

### BEDROOM

A third double bedroom with a double glazed window and central heating radiator.

### EN-SUITE

Another superb en-suite again with high end fittings and comprising of a low flush W.c, hand wash basin and large shower area. Double glazed window, LED mirror and heated towel rail.

### EXTERNAL

Sat on a good size plot the property has a lawned garden to the front with a generous driveway to the side leading to the double garage. To the rear there is a large enclosed garden which has a considerable artificial lawn and patio. There is access to a vast under house storage area which provides useful storage options.

