



23 Daleson Close, Northowram, Halifax, HX3 7JF
£285,000

A splendid THREE BEDROOM semi detached family home ideally positioned on a popular cul-de-sac in the heart of Northowram. The property has been improved and extended to provide a high quality finish and tasteful decoration throughout.

EPC RATING - TBC

COUNCIL TAX BAND - C

A well presented three bedroom semi detached ideally positioned in the village of Northowram and within close proximity to the local primary school, transport links and a wide range of amenities. The property itself has been improved, extended and modernised to provide a fabulous family home. One of the bedrooms has been split to form a dressing area and single bedroom but could easily revert back to one large double bedroom. Externally the property has ample off road parking and a good size rear garden.

To the front there is ample space for off road parking for several vehicles, a storage area to the side and to the rear an enclosed garden with artificial turf and a decking area with a veranda.

GROUND FLOOR

LOUNGE

A pleasant main reception space with a feature exposed brick chimney breast housing a wood burning stove. There are built in cupboards and shelving either side of the chimney breast, paneling to one wall, a central heating radiator, double glazed window and high quality 'herringbone' style flooring. Open stairs to the first floor.

DINING KITCHEN

A fabulous open plan kitchen diner fitted with a stylish range of wall and base units with accompanying island and oak work surfaces over. Integrated appliances include a fridge freezer, dishwasher, double electric oven and induction hob. There is a fitted Belfast sink with mixer tap. The dining area comfortably accommodates a good size dining table and has Bi-fold doors opening to the garden. The room is finished with high quality 'herringbone' style flooring. There is a utility cupboard which has plumbing for a washing machine.

W.C

Ground floor W.c with skylight window, low flush W.c and hand wash basin on a vanity unit.

FIRST FLOOR

LANDING

Double glazed window and loft access to part boarded and insulated attic space.

BEDROOM

Double bedroom to the rear elevation with a double glazed window, fitted wardrobes and a central heating radiator.

DRESSING AREA

With fitted wardrobes.

BEDROOM

To the front elevation with a double glazed window, fitted wardrobes and a central heating radiator.


BEDROOM

A third bedroom, to the front elevation with a built in bed, fitted storage and a double glazed window.

BATHROOM

Modern fitted bathroom suite in white comprising of a P-shaped bath with shower and screen over, a low flush W.c and hand wash basin on a vanity unit. Double glazed window and tiled flooring.

EXTERNAL

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 