



6 Newlands Drive, Northowram, Halifax, HX3 7JA
Offers Over £360,000

A splendid and much extended FOUR BEDROOM SEMI DETACHED ideally located on a pleasant cul-de-sac in the heart of Northowram, Halifax. The property offers space and versatility to suit a growing family with spacious room sizes, fabulous kitchen diner/living space and ample off road parking. Internal viewing is essential to appreciate to scale and quality of the improvements that have been made to this fabulous family home.

Offered FOR SALE is this beautiful semi-detached home that is ideally situated in the highly sought-after location of Northowram. Boasting convenient public transport links, close proximity to the highly regarded local primary school, and an array of local amenities, this property is an ideal choice for families. Further enhancing the appeal of this location are the abundant green spaces, walking routes, and cycling routes that lie within close proximity to the property.

The house itself has been thoughtfully extended, offering a combination of space, comfort, and convenience. It consists of four well-proportioned bedrooms, three bathrooms (one ground floor) and two reception rooms. The four bedrooms are spacious, with three offering double accommodation and the remaining one a single, offering versatility for families. The first bedroom also benefits from an en-suite bathroom for added convenience and privacy. There is an office space to the landing area providing a separate home working area.

The property features a large open-plan kitchen that bathes in natural light, featuring an integrated dining space perfect for family meals and entertaining guests. There are two reception rooms, the first is open to the kitchen/dining area with a garden view and direct access to the garden through the feature bi-fold doors, perfect for indoor-outdoor living. The second reception room exudes warmth and character with a charming fireplace and beautiful wood floors, making it an ideal space for relaxation and welcoming guests.

Externally there is a garage with electric car charge point and off road parking to the front. To the side an enclosed lawned garden with patio and to the rear further paving ideal for sitting out and enjoying the open air.

This property, with its unique blend of location, space, and design, offers a fantastic opportunity for families seeking a home that caters to their lifestyle and needs.

EPC RATING - TBC

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE PORCH

A good size entrance porch area with laminate flooring and central heating radiator.

HALLWAY

With feature oak flooring and a central heating radiator.

SHOWER ROOM

A ground floor shower room, ideally positioned off the hallway comprising of a low flush wc, hand wash basin on a vanity unit and glass screened shower cubicle housing a shower. Central heating radiator and laminated flooring.

LOUNGE

Fabulous reception room with wood flooring, a central heating radiator, triple glazed bay window and a feature fire surround with built in storage to the side of the chimney breast.

KITCHEN/DINING/LIVING

A fantastic open plan, family kitchen diner which forms the hub of

this splendid home. The room flows from kitchen to one end, to a central dining area and through to a sitting area to the opposite end with bi-fold doors opening to the garden. The kitchen is well equipped with a range of wall, base and peninsula units with contrasting work surface over. Appliances include a Rangemaster cooker, integrated washing machine and dishwasher. In addition to the bi-folds, there are French doors opening to the rear patio and two further double glazed windows allowing the room to flood with natural light. There are two stylish radiators and a useful pantry storage.

FIRST FLOOR

LANDING

Incorporating a useful office space with a double glazed window and loft access via a hatch and pull down ladder to the part boarded and very useful storage space.

BEDROOM

Generously sized double bedroom with two triple glazed windows and a central heating radiator.

EN-SUITE

Spacious en-suite comprising of a low flush wc, hand wash basin and shower housed within a curved glass screened cubicle. Wood flooring, a double glazed window and heated towel rail.

BEDROOM

Double bedroom to the front elevation with a triple glazed window and a central heating radiator.

BEDROOM

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

BEDROOM


A fourth bedroom with a triple glazed window and a central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white with electric shower over the bath. Tiled flooring, a double glazed window and a central heating radiator.

EXTERNAL

The property has a garage which provides useful storage options and has an electric car charge point. To the side there is an extensive lawn with patio and a further paved area to the rear with an array of mature plants and shrubs to the borders.

Energy Efficiency Rating		
	Current	Potential
Very 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
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 