



**1 Stephen Close, Northowram, Halifax, HX3 7BY**  
**£325,000**

A significantly extended and beautifully presented FOUR BEDROOM end town house located in the highly desirable village of Northowram. The property sits in an elevated position with the benefit of far reaching views and has four bedrooms, three reception rooms, large lower ground floor storage/utility space and off road parking for two vehicles.

## LOWER GROUND FLOOR

### STORAGE ROOM

A large storage room which provides ample storage options. There is a double glazed window and a door to the side elevation. Open to...

### UTILITY ROOM

A utility space to the rear of the storage room which has a double glazed window, the house combi boiler and plumbing for a washing machine.

## GROUND FLOOR

### ENTRANCE HALL

Central heating radiator and stairs to the first floor.

### LOUNGE

A pleasant main reception room with a double glazed window, central heating radiator and feature gas fire set within a fireplace.

### DINING ROOM

A second reception room with French Doors opening to the rear garden. Wood flooring and a central heating radiator.

### INNER HALLWAY

Located to the top of the stairs providing internal access to the lower ground floor.

### KITCHEN

A well fitted kitchen with far reaching views comprising of a range of fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Cookmaster Range cooker.

### ORANGERY

A splendid and light space with extensive double glazing, a solid roof, a central heating radiator and door to the rear garden.

### BEDROOM

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

### EN-SUITE

Located off the bedroom an en-suite with combination toilet and hand wash basin unit. There is a shower housed within a glass screened cubicle. Tiled flooring, double glazed window and a traditional heated towel rail.

## FIRST FLOOR

### LANDING

Loft access and far reaching views from the double glazed window.

### BEDROOM

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

### BEDROOM

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

### BEDROOM

A good size single bedroom with a double glazed window and central heating radiator.

## BATHROOM

A splendid modern house bathroom comprising of a shower set within a curved glass screened cubicle, a low flush w.c and a hand wash basin on a vanity unit. Tiled flooring, a large heated towel rail and a double glazed window.

## EXTERNAL

The property sits in an elevated position with lawns to both front and side and an array of mature plants and shrubs. To the rear there is off road parking and an enclosed paved garden providing a pleasant outdoor space to enjoy the views.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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