



23 The Rise, Northowram, Halifax, West Yorkshire, HX3 7HQ

Asking Price £300,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and recently modernised THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located on a quiet cul-de-sac in Northowram, Halifax - HX3. With off-street parking and detached garage, open-plan dining kitchen, and benefitting from a large south-facing corner plot, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hall, dining kitchen, lounge, three first floor bedrooms, bathroom and boarded loft with velux window. Externally the property has a driveway, detached single garage, raised decking with doors from the dining kitchen, a large lawned garden to the side/rear, garden to the front and under house storage. The property has undergone recent improvements by the current owner including - new front door, radiators, plaster & decorating throughout and electrical works. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

LOUNGE



Spacious lounge to the front of the property with a bay window view to garden.

The lounge centres around a wood-burning stove with overhead beam and stone hearth, with fitted alcove storage cupboards and shelving.

DINING KITCHEN



Open-plan dining kitchen to the rear of the property with dual aspect and side/rear access to the garden via double doors.

The kitchen is fitted with a good range of matching units with complementary worktops and tiled splashbacks

Appliances - gas hob, oven/grill, fridge/freezer, washing machine and sink with drainer.

The kitchen offers seating via the central breakfast bar or use of the family dining table with chairs.

BEDROOM ONE



Generous primary bedroom with a view to the front elevation. With full-length fitted wardrobes to one side and ample room for a large bed with side tables.

BEDROOM TWO



Second bedroom, a further double bedroom with a view to the rear of the property.

With full-length fitted mirrored wardrobes and ample room for a large bed with side tables.

BEDROOM THREE



Third bedroom, a single bedroom with a view to the front of the property.

Ideal for a child's bedroom as seen, or to be used as a home office.

BATHROOM



Bathroom to the rear of the property with frosted window. Fitted with tiled walls/flooring and matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



This property has great potential to extend into the substantial gardens. With a garden to the front, a raised decked area to the rear and a large lawn area to the side. Driveway and detached garage.

SIDE/REAR



The property benefits from a generous corner plot with gardens to the front, side and rear.

With a south-facing raised decking area to the rear of the property with sliding doors from the dining kitchen.

To the side is a large private lawned area with patio to the rear of the garage, ideal for outdoor seating and this family home.

Given the size of the plot, the property offers potential to be extended (STPC).

FRONT



Gated garden to the front of the property with central path and boundary hedging offering great privacy.

To the side of the property is a single driveway which leads to the detached single garage which has an up-and-over door.

