



**63 Windmill Crescent, Northowram, Halifax, West Yorkshire, HX3 7DG**  
**Asking Price £230,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM TOWNHOUSE with off-street parking located on a quiet cul-de-sac location in Northowram, Halifax - HX3. With off-street parking for two cars, a low-maintenance garden, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the local area. The property consists of entrance porch, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the front of the property there is a large block paved driveway and to the rear a good sized lawned garden with a detached garage located a short walk away. 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 !



## GROUND FLOOR

### ENTRANCE PORCH



PVC entrance porch to the front of the property offering an ideal area for coats and shoes.

### LOUNGE



Spacious lounge to the front of the property offering an abundance of natural light. With an open staircase to the first floor, a central fireplace and ample room for a large suite as seen.

### DINING KITCHEN



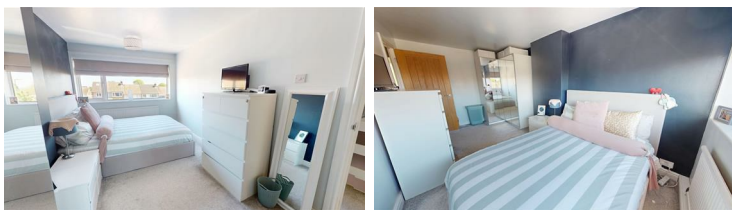
The hub of this family home, contemporary open-plan dining kitchen to the rear of the property with pantry cupboard and access to the rear garden.

The kitchen is fitted with a good range of matching cream gloss units with complementary worktops, and there is ample space for a family dining table with chairs as seen.

Fitted with an integrated fridge/freezer, washing machine, dishwasher, induction hob with overhead extractor, tower unit oven/grill, sink with drainer.

## FIRST FLOOR

### BEDROOM ONE



Generous primary bedroom with a view to the front of the

property.

Offering ample room for a large bed, side tables and full-length wardrobes as seen.

### BEDROOM TWO



Second double bedroom, with a view to the rear garden. Offering ample room for a double bed, side tables and full-length wardrobes.

### BEDROOM THREE



Third bedroom, a single/three-quarter room with bulk-head storage and a view to the front.

### BATHROOM



Modern bathroom with frosted window and three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



## REAR



Well-presented garden to the rear of the property with access from the kitchen.

The garden is low maintenance, with a patio area leading from the property, and a raised lawn to the rear - an ideal sun trap.

## FRONT



Block paved driveway to the front of the property offering off-street parking for at least two cars.

## GARAGE

The property has a detached single garage, ideal for storage or extra parking - a short walk from the property.



