



9 Newlands Grove, Northowram, Halifax, West Yorkshire, HX3 7HZ
Asking Price £235,000

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED THREE BEDROOM END TOWN HOUSE FAMILY HOME with off-street parking located in Northowram, Halifax - HX3. With off-street parking for multiple cars, three good-sized bedrooms, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, lounge, breakfast kitchen, garage, store, three first floor bedrooms, bathroom and loft. Externally the property has a low-maintenance garden to the rear, and a paved driveway to the front. 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

Lounge



Spacious lounge with double doors to the kitchen and bay window view to the front. With a central wood-burning fireplace and ample room for a large suite as seen.

Breakfast Kitchen



Breakfast kitchen to the rear of the property with sliding doors to the garden and double doors to the lounge. The kitchen is fitted with matching units to three sides and complementary worktops and tiled upstands. Appliances - free-standing fridge/freezer, gas hob with oven/grill, dishwasher and washing machine.

Garage

Garage with access from the kitchen and up-and-over door to the front. Offering ideal storage space for this family home, or if preferable potential to convert.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom with a view to the front of the property. Offering ample room for a large bed with side tables, wardrobes and a dressing area.

Bedroom



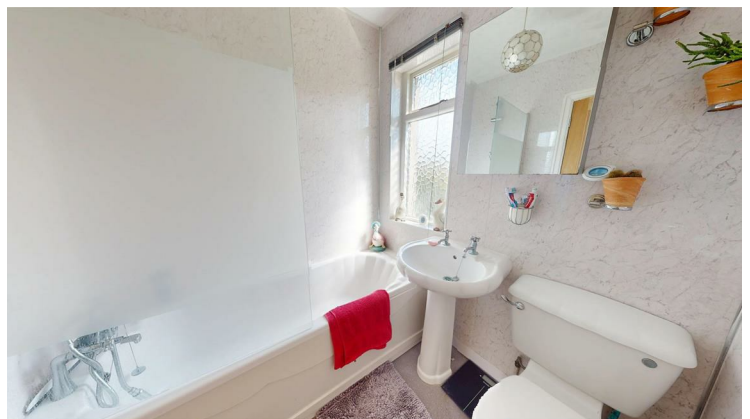
Second bedroom, a double room above the garage with dual-aspect windows to the front and rear. Offering ample room for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, a single bedroom with a view to the rear elevation. Stripped for decorating currently, with space for a single/three-quarter.

Bathroom



House bathroom with frosted window to the rear of the property. Fitted with a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.


EXTERNAL



Rear



Low-maintenance garden to the rear of the property with access from the sliding kitchen doors.
The garden is mainly astroturfed, with a garden pond to the corner and a seating area and wood store.

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		
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