



31 Rowan Way, Northowram, Halifax, HX3 7WF
£365,000

A fabulous FOUR BEDROOM town house located on the highly regarded Arboretum development in Northowram. The property boasts spacious room sizes, high ceilings and high quality fixtures and fittings throughout to provide a wonderful home which would suit a variety of potential purchasers.

COUNCIL TAX BAND - D

EPC RATING - TBC

Rowan Way is a fantastic street with high end properties on the prestigious Arboretum in the village of Northowram and is well positioned within close proximity to the local shops, cafes and Primary School. The development is surrounded by established woodland and enjoys the benefit of a children's playground and open green spaces making it the ideal place for a growing family. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities. Viewing is essential to appreciate the spacious feel and and fabulous location.

ENTRANCE HALL

A spacious entrance hallway with high end Karndean flooring, a central heating radiator, cornice and access to the garage.

W.C

Ground floor cloakroom fitted with a low flush W.c and hand wash basin. Karndean flooring and a central heating radiator.

BEDROOM/SITTING ROOM

Currently utilised as a bedroom this room could be also be used as a sitting room, games room or home office. There is ample space for a large bed and extensive wardrobes. Double glazed window, central heating radiator and French doors opening to the rear garden.

INTEGRAL GARAGE

Accessed via an up and over garage door to the front and internal door to the hallway.

FIRST FLOOR

LANDING

Central heating radiator and feature cornice.

LOUNGE

Positioned to the rear of the property a lounge with cornice, two central heating radiators, a double glazed window and French doors opening to a 'Juliet' style balcony.

DINING KITCHEN

A magnificent and spacious kitchen diner with high end fitted kitchen comprising of a range of wall and base units to two sides with an accompanying island unit with contrasting work-surfaces over. Integrated appliances include a fridge freezer, dishwasher, washing machine, double electric oven with warming drawer and induction hob. The room can comfortably accommodate a large dining table and sofa making this the real hub of the home. The room is finished with Karndean flooring, two central heating radiators and two double glazed windows with fitted shutter blinds.

SECOND FLOOR

LANDING

Feature cornice, a central heating radiator, loft access and a storage cupboard.

BEDROOM

Large double bedroom to the rear elevation with fitted

mirrored wardrobes, two double glazed windows and a central heating radiator.

EN-SUITE

Fitted with a low flush W.c, hand wash basin and a shower set within a glass screened cubicle. Heated towel rail.

BEDROOM

Double bedroom with laminate flooring, a double glazed window and central heating radiator.

BEDROOM

Double glazed window and a central heating radiator.

BATHROOM

Superb fitted bathroom comprising of a low flush W.c, hand wash basin on a vanity unit and a free standing bath with feature tap and hand held shower. Tiled flooring and a heated towel rail.

EXTERNAL

To the front there is a drive leading to the garage providing off road parking. To the rear an enclosed garden with good size patio and artificial lawn.

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 