



26 Newlands View, Northowram, Halifax, Yorkshire, HX3 7HT
Asking Price £325,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Northowram, Halifax - HX3. With an open-plan dining kitchen, multiple off-street parking spaces, and a second floor occasional room offering use as a fourth bedroom/home office, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, dining kitchen, lounge, conservatory, two double bedrooms and a further single, bathroom and second floor occasional room. Externally the property has a private south-facing garden to the rear, a driveway to the side leading to detached single garage, an EV car charging point, and a low-maintenance garden 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

Entrance Hall

Entrance hall to front of the property offering space for coat and shoe storage with access to the lounge, dining kitchen and first floor.

Dining Kitchen



The hub of this family home, open-plan dining kitchen with pantry store, side access point and access through to the conservatory.

The kitchen is fitted with laminate flooring throughout and a wide range of matching white units with complementary worktops.

Appliances - gas hob with overhead extractor, oven/grill, dishwasher, sink with drainer and space for a free-standing or integrated fridge/freezer.

Lounge



Immaculate lounge with laminate flooring throughout and bay-window view to the front of the property.

With a central gas fireplace and ample room for a two/three-piece suite as seen.

(Sofa suite can be included in the sale if preferable).

Conservatory



Conservatory to the rear of the property with access through from the dining kitchen.

Offering doors onto the garden and space for a suite as seen.

FIRST FLOOR

Primary Bedroom



Well-presented primary bedroom with laminate flooring and a view to the front elevation.

Offering ample room for a large bed with side tables, wardrobes and desk to the alcoves.

Bedroom



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

With laminate flooring, wardrobes to one side, storage cupboard and space for a double bed with side table.

Bedroom



Third bedroom, a single room with a view to the front elevation.

Ideal for a child's bedroom or home office for those working remotely.

Bathroom



Contemporary bathroom to the rear of the property with frosted window to the side.

Fully tiled and fitted with a matching three-piece suite - walk-in shower, wc, wash basin with fitted unit and finally a towel rail.

SECOND FLOOR

Bedroom/Occasional Room



Second floor occasional room with central staircase, velux window and storage cupboard.

Currently used as a guest bedroom but offering versatile use as a home office or child's playroom.

EXTERNAL



Rear



Good-sized garden to the rear of the property with access from the dining kitchen or conservatory.

With decking leading from the conservatory, a central lawn and patio area.

Side & Garage




Driveway down the side of the property, in total offering off-street parking for four cars.

The drive leads to the detached single garage which has an up-and-over door and power supply.

Front



Low-maintenance garden to the front of the property with boundary hedging offering good privacy.

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		
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Not environmentally friendly - higher CO2 emissions		
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