



**19 Longfield Avenue, Northowram, Halifax, West Yorkshire, HX3 7BS**  
**Offers Over £235,000**

HAMILTON BOWER are pleased to offer this well-presented THREE BEDROOM PROPERTY with off-street parking located in Northowram, Halifax - HX3. With contemporary presentation throughout, off-street parking for multiple cars, 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; dining kitchen, lounge, two double bedrooms and a single, shower room and loft. Externally the property has a recently added driveway to the front for multiple cars and a low-maintenance garden to the rear. 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

### Dining Kitchen



Contemporary dining kitchen to the rear of the property with external access to the garden and two accompanying pantry cupboards.

Fitted with a good range of matching units with complementary worktops and tiled splashbacks.

Appliances - free-standing hob with overhead extractor, oven/grill, sink with drainer, dishwasher, fridge/freezer, washing machine.

### Lounge

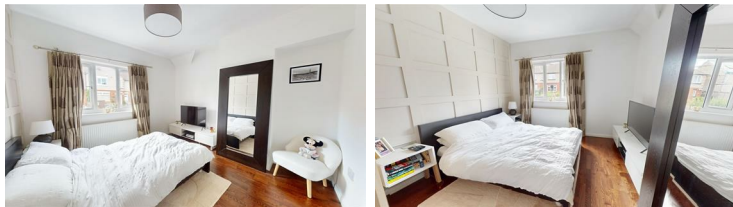


Spacious lounge to the front of the property with access through to the kitchen.

With a central wood-burning stove, alcove shelving and ample room for a suite.

## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the rear elevation. With laminate flooring throughout, wall panelling to one side and ample room for a large bed with side tables and wardrobes.

### Bedroom



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

### Bedroom



Third bedroom, a single room to the front of the property. An ideal space for a child's bedroom or home office as seen.

### Shower Room



Shower room with frosted window to the rear of the property. Fully tiled with fitted units and three-piece suite - walk-in shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear



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

With a decking area to the lower end offering an ideal outdoor seating area, a central astroturf lawn, and a flagged area leading from the property.

## Front



To the front of the property is a recently added driveway which offers parking for a minimum of two cars.

