



**13 Chelsea Mansions, Northowram, Halifax, West Yorkshire, HX3 7HG**  
**Offers In The Region Of £465,000**

Executive FOUR BEDROOM DETACHED located on the highly desirable Chelsea Mansions in Northowram. The property offers modern, spacious living throughout and is available with NO ONWARD CHAIN. Internal inspection is essential to appreciate this splendid property and enviable position on a much sought after locality.

## **EPC RATING - D**

## **COUNCIL TAX BAND - E**

Chelsea Mansions is an extremely popular cul-de-sac located in Northowram, comprising of a select number of executive detached properties and is conveniently located to the excellent village amenities and Primary School, and the nearby transport links connecting the surrounding towns and cities. The property itself is well presented and generously sized with well proportioned rooms throughout creating a wonderful family home. Available with no onward chain, this property ticks all the boxes for the growing family and internal viewing is essential to appreciate all that is on offer.

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Pleasant and light entrance area with laminate flooring, a central heating radiator and under stairs storage.

### **LOUNGE**

The main reception room has a decorative fire surround, large double glazed window, a central heating radiator and laminate flooring and is open to the dining area.

### **DINING ROOM**

With laminate flooring, a central heating radiator and double glazed sliding doors to the conservatory.

### **CONSERVATORY**

A lovely conservatory with laminate flooring and door to the garden.

### **KITCHEN**

A well appointed kitchen fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a dishwasher and fridge along with an electric oven, gas hob and extractor fan. Double glazed window and vinyl tile flooring.

### **REAR ENTRANCE**

Useful entrance area to the rear.

### **WC**

Ground floor WC fitted with a low flush toilet and hand wash basin. Double glazed window, vinyl tile flooring and a heated towel rail.

### **INTEGRAL GARAGE**

With access from the hallway a garage with a double glazed window and plumbing for a washing machine.

## **FIRST FLOOR**

### **LANDING**

Central heating radiator and loft access.

### **BEDROOM**

Primary bedroom which is generously sized and has a double glazed window and a central heating radiator.

### **EN-SUITE**

Stylish en-suite bathroom, fitted with a low flush WC, hand wash basin and shower cubicle. Tiled flooring, storage cupboard, double glazed window and a central heating radiator.

### **BEDROOM**

Large double bedroom to the rear elevation with a double glazed window and a central heating radiator.

### **BEDROOM**

Double bedroom to the rear elevation with fitted wardrobes, a double glazed window and a central heating radiator.

### **BEDROOM**

A fourth double bedroom, this one to the front elevation with a double glazed window and a central heating radiator.

### **BATHROOM**

A splendid fitted four piece bathroom suite comprising of a low flush WC, hand wash basin, bath and shower housed within a glass screened cubicle. Heated towel rail, double glazed window and tiled flooring.

### **EXTERNAL**

To the front a well established garden with lawn, plants, shrubs and hedges and a drive way that leads to the garage and provides off road parking. To the rear an enclosed garden with areas of mature greenery, decking and patio providing a private space to enjoy the outdoors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	