



23 Stephen Close, Northowram, Halifax, West Yorkshire, HX3 7BY
Asking Price £269,950

HAMILTON BOWER are pleased to offer FOR SALE this well presented FOUR BEDROOM TOWN HOUSE with off-street parking located on a quiet cul-de in the Northowram, Halifax - HX3. Offering stunning views, a wealth of modern fixtures and fittings throughout, a new roof, and close to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance hall, living room, open-plan dining kitchen, three double bedrooms and a single bathroom. Externally the property has a low-maintenance tiered garden to the rear, garden to the front, off-street parking, and easily accessible on-street parking. This ideal family home benefits from stunning views, and a wealth of modern fixtures and fittings throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

EPC RATING - E

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Accessed via a composite door with a central heating radiator and wood flooring.

LOUNGE

Good size main reception room with a large double glazed window, inset living flame gas fire, central heating radiator and useful under stairs storage cupboard.

DINING KITCHEN

A fantastic open plan kitchen diner with a range of fitted wall and base units with a contrasting work surface over which extends to form a breakfast bar seating area. Integrated appliances include a dishwasher, electric oven with induction hob and extractor fan over and a microwave. There is wood flooring, a double glazed window, central heating radiator with a further plinth heater to the kitchen space and double glazed patio doors which open on to the rear garden.

FIRST FLOOR

LANDING

Landing area with a useful storage cupboard and stairs to the second floor.

BEDROOM

Double bedroom to the front elevation with a large double glazed window offering a stunning and far reaching view. Central heating radiator and walk in closet.

BEDROOM

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

BEDROOM

A well appointed third bedroom, to the front elevation again providing magnificent views. Double glazed window, central heating radiator and fitted storage options.

BATHROOM

A fitted bathroom suite comprising of a P shaped bath with shower and screen over, hand wash basin and low flush W.c. Vinyl flooring, double glazed window and heated towel rail.

SECOND FLOOR

BEDROOM

Converted loft space with two Velux windows, central heating radiator, built in storage and a splendid view to the front.

EXTERNAL

The property benefits from on and off street parking . To the front steps and a path lead to the front door with a good size lawn. To the rear, there is a tiered garden with a patio located directly off the kitchen, to the middle section a lawn and to the back of the space, an elevated decking area which is ideally positioned to take advantage of long, sunny days.

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		
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