



20 Daleson Close, Northowram, Halifax, West Yorkshire, HX3 7JF
Offers In The Region Of £275,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW located on a quiet development in Northowram, Halifax. With off-street parking, a detached single garage, and within close proximity to the local school, we expect this property to be popular with families and those looking to downsize. Internally comprising; kitchen, dining room, living room, utility room, master bedroom with en-suite, and finally two further first floor bedrooms. Externally the property has a driveway for multiple cars, a detached single garage, and gardens to both the front and back. The property is in good condition throughout, has double glazing and central heating and is being offered no onward sale chain.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Kitchen



Good-sized kitchen with accompanying utility room and access to all ground floor rooms.

The kitchen is fitted with a good range of matching wall and base units with complementary worktops.

Appliances include - gas hob with overhead extractor, tower-unit oven & grill, sink with drainer.

Space and electric for a small breakfast table and free-standing fridge/freezer.

Living Room



Generous lounge to the rear of the property with french doors onto the rear garden.

Centred around a gas fireplace with ample room for a large suite as seen.

Dining Room



Dining room to the front of the property with a view to the front garden.

Offering space for a dining table with chairs as seen.

Utility Room



Utility room leading off the kitchen with a view to the side of the property.

With a fitted unit and worktop, space/plumbing for a washing machine and the boiler above.

Shower Room



Ground floor shower room with frosted glass window.

Fitted with a matching three-piece suite as seen - corner shower, wc, wash basin and towel rail.

FIRST FLOOR

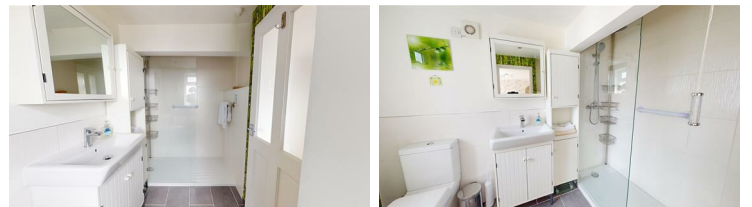
Primary Bedroom



First floor primary bedroom with accompanying en-suite and a view to the rear via the dormer window.

With full-length wardrobes and space for a large bed and side tables.

En-Suite



Contemporary en-suite shower room with frosted glass window to the rear.

Fitted with a matching white three-piece suite - walk-in shower, wc, wash basin with fitted unit.

Bedroom



Second double bedroom, a first floor room with a view to the front.
Offering space for a double bed and wardrobes as seen.

Bedroom



Third bedroom, a single room currently used as a home office.

EXTERNAL



Rear Garden



Low-maintenance garden to the rear of the property with access from the side or via the living room french doors.
Offering an ideal sun-trap with a patio area leading from the property, and an astroturf lawn to the lower tier.

Front Garden




Lawned front garden with boundary fencing and surrounding trees and shrubs.

Drive & Garage



Driveway to the front/side of the property offering parking for a minimum of three cars.

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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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
Vary environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 