

Marldon Road, Northowram, Halifax, HX3 7BP

# welcome to

# **Marldon Road, Northowram, Halifax**

This three bedroom semi-detached Bungalow located in the popular area of Northowram marketed at a price of Offers Over £275,000. The property is fully double glazed and central heated throughout and has gardens front and rear with a driveway and garage. Contact us now book your viewing!













#### **Entrance Porch**

The entrance porch comprises of carpet flooring, ceiling light point, UPVC door to the entrance.

### Lounge

25' 6" max x 14' 8" max ( 7.77m max x 4.47m max )
The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side and rear elevation.

#### Kitchen

11' 2" x 10' 1" ( 3.40m x 3.07m )

The kitchen comprises of vinyl flooring, ceiling strip light, gas central heating radiator, matching wall and base units with work top over, UPVC double glazed window to the front elevation.

### **Utility Room**

6' 9" x 2' 11" ( 2.06m x 0.89m )

The utility comprises of vinyl flooring, ceiling light point, UPVC double glazed window to the side elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

### **Bedroom One**

15' 11" x 10' 10" ( 4.85m x 3.30m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

### **Bedroom Two /Dining Room**

13' 11" x 10' 10" ( 4.24m x 3.30m )

Bedroom two/ Dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, electric fire, French door leading to rear elevation.

#### **Bedroom Three**

11' 4" x 11' (3.45m x 3.35m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes,

#### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling spotlights, tiled walls, low level W/c, pedestal wash basin, fitted shower, UPVC double glazed window to the front elevation.

#### Garage

The garage comprises of electric power points, roller door.

#### **Store Room**

The outside storeroom comprises of electric power points.

### **Externally**

Externally the property benefits from a driveway with a garden to the front and to the rear there is a a paved seating area with raised flower beds.





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## Marldon Road, Northowram, Halifax

- SEMI-DETACHED THREE BEDROOM BUNGALOW
- \*\*\*OFFERS OVER £275,000\*\*\*
- **GARDENS FRONT & REAR**
- **GARAGE & DRIVEWAY**
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£275,000







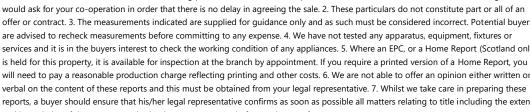


Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114707 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown

01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk

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