



RESIDENTIAL



3 Daleson Close

Northowram, Halifax, HX3 7JF

Asking Price £230,000 Freehold





Located in the heart of the ever popular Northowram village, is this semi-detached, three bedroom family home which is offered to the market with the benefit of no upper chain. It's been extended to the rear to create a larger kitchen and also benefits from two reception rooms plus a small conservatory. Whilst the property does require some modernisation and redecoration to suit ones own style and tastes, it does benefit from uPVC double glazing, gas central heating, driveway, off road parking, a detached garage and gardens and would be a fantastic first home for an enthusiastic first time buyer.

Location

Northowram is a sought-after location which is close to the town centres of both Halifax and Brighouse. There are a variety of shops, restaurants and bars nearby and there are also Outstanding Ofsted rated local schools within walking distance. The rail network is in easy reach with the main Halifax Station approximately 10 minutes away which provides access to the cities of Leeds, Bradford, Manchester and London.

Accommodation

A uPVC porch gives access into a spacious hallway with an open staircase leading to the first floor accommodation. Set to the front of the property is a good sized lounge which enjoys ample natural light via a large window, and a fireplace with an electric fire. The second reception room is set to the rear and would be a good sized dining room. Benefitting from a gas fire set within a marble backplate and hearth with a timber surround, fitted shelving to one alcove and a small breakfast bar to one wall. Sliding patio doors give access to the conservatory which overlooks the rear garden and has a security shutter. Further sliding patio doors give access out to the garden. Completing the ground floor accommodation is the kitchen which has been extended and is fitted with a range of base, wall and drawer units with work surfaces incorporating a sink unit with a mixer tap. With an external door leading out to the side of the property and dual aspect windows with security shutters. The gas boiler is fitted in this room, and there is a useful pantry cupboard.

Continuing up to the first floor where the spacious landing has a window to the side elevation, allowing natural light. There are two good sized double bedrooms, one with a range of fitted wardrobes and window to the front elevation, with the second benefiting from a fitted wardrobe cupboards, and window over looking the rear garden. The third bedroom is a single and could also be a great home office. The partially tiled bathroom features a white three piece suite consisting of a low level WC, a wash hand basin, and a walk-in bath that has a shower unit.

Externally, wrought iron gates give access to the block paved driveway which leads down the side of the property to the detached garage and provides off road parking. To the front of the property there is a lawned garden, whilst to the rear there is a block paved patio garden with raised flowerbeds, a greenhouse, and storage sheds.



Council tax band: C
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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