

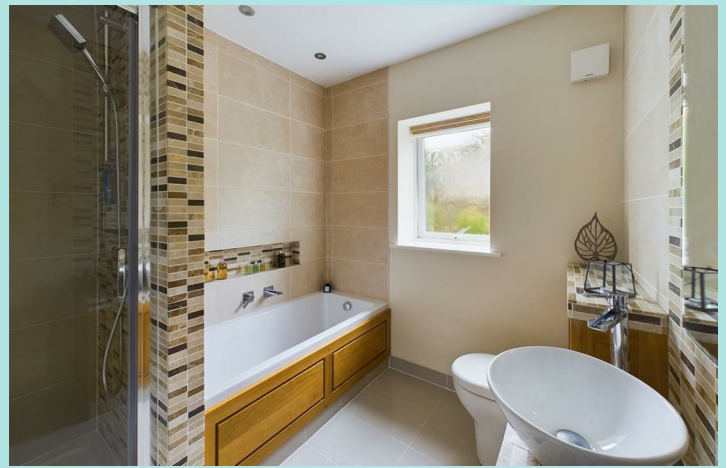


125 Bradford Road

Northowram, Halifax, HX3 7AL

Offers Over £350,000 Freehold





Occupying an elevated position in a highly desirable location, with wonderful, far-reaching views over the surrounding open countryside. 125 Bradford Road is a four bedroom semi-detached family home that has been renovated and extended by the current owners offering well-presented accommodation over two floors.

Location

Northorham 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 such as Northorham Primary School 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

Access is gained through a feature solid oak door into the entrance hallway, benefiting from a cloakroom comprising a w/c and wash-hand basin. An open staircase with glass balustrade rises to the first floor and a door leads down to a cellar room and store providing useful storage space. The first door on your right takes you through to the spacious and tastefully decorated lounge, with a large bay window to the front elevation allowing for natural light to flood through while enjoying a fantastic outlook over the open countryside. A feature fireplace sits at the focal point. A second reception room, currently used as a dining room, enjoys an outlook into the rear garden.

Moving through to the kitchen/diner, being the real heart of the home, with bi-fold doors leading out to the rear garden. The kitchen offers a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one and a half bowl sink and drainer with mixer-tap. Integrated appliances include; an oven, five-ring gas hob with extractor above, dishwasher and fridge freezer. Leading off the kitchen is a utility room offering a range of base and drawer units with contrasting worksurfaces incorporating a sink with mixer-tap.

Rising to the first floor landing, accessing four bedrooms and the house bathroom. The spacious principal bedroom has a large picture window to the front elevation allowing for plenty of natural light to flood through while taking advantage of the far-reaching views of the open countryside and benefits from an en-suite boasting a contemporary three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower. The house bathroom boasts a contemporary four-piece suite comprising a w/c, wash-hand basin, panelled bath and walk-in shower cubicle. Three further bedrooms complete the accommodation, one double and a single/office positioned to the front of the property enjoying an outlook towards the surrounding open countryside, and one double to the rear of the property looking over the rear garden.

Externally, to the front of the property, a block-paved driveway provides off-street parking for three cars, benefiting from an electric car-charger, and adjacent to a lawn garden boarded by mature plants and shrubbery. Stone steps lead through the front garden to the front door. Stone steps from the driveway also lead up to a raised, decked patio area taking advantage of the surrounding countryside views, leading round the side of the property to the landscaped rear garden, with steps leading up to a raised seating area.



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

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.