



**18 Daleson Close, Northowram, Halifax, HX3 7JF**  
**£235,000**

A well positioned THREE BEDROOM dormer style bungalow on the ever popular Daleson Close in the heart of Northowram village, available with NO ONWARD CHAIN. The property offers flexible living with the option to have two bedrooms on the ground floor if required with the benefit of an additional en-suite bedroom to the first floor.

**EPC RATING - D**

**COUNCIL TAX BAND - B**

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

With vinyl flooring and a central heating radiator.

### **LOUNGE**

Spacious main reception room with a feature gas fire, central heating radiator and patio doors opening to the conservatory.

### **CONSERVATORY**

A double glazed conservatory with a central heating radiator, vinyl flooring and door to the rear garden.

### **KITCHEN**

A modern kitchen fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a sink with mixer tap. Integrated appliances include a fridge freezer and an electric oven with hob and extractor fan over. Two double glazed windows, plumbing for both a washing machine and dishwasher and laminate flooring, and central heating radiator.

### **BEDROOM/DINING ROOM**

Currently used as a dining room, this room could easily form a ground floor double bedroom and has fitted wardrobes, a central heating radiator and a double glazed window.

### **BEDROOM**

Double glazed window to the front elevation and a central heating radiator.

### **BATHROOM**

Ground floor bathroom with a three piece suite in white which consists of a low flush WC, hand wash basin and bath with shower and screen over. Heated towel rail, double glazed window and vinyl tile flooring.

## **FIRST FLOOR**

### **LANDING**

Landing area with a Velux window, large walk in storage area and a further cupboard.

### **BEDROOM**

Large double bedroom with a double glazed window to the side elevation and a central heating radiator. Large walk-in storage area.

### **EN-SUITE**

Comprising of a low flush WC, hand wash basin and shower unit housed with in a glass screened cubicle. Velux window, heated towel rail and vinyl flooring.

### **EXTERNAL**

To the front a low maintenance paved garden, to the side a long drive way leads to a detached garage with electric door. The rear garden is artificially turfed with an array of plants and shrubs to the borders.

